



# Report

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## Employment Land Review Draft Report

Selby District Council

June 2015



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**For and on behalf of GVA Grimley Ltd**

# 1. Introduction

## Background

- 1.1 This report sets out the processes and findings of the Selby Employment Land Review (ELR). The ELR has been produced taking into account the office of the Deputy Prime Minister (as was) guidance on conducting ELR's (Employment Land Reviews – Guidance Note, 2004) (referred to as 'the guidance') considered in light of more recent policy including the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).
- 1.2 The study has been undertaken by GVA alongside the Selby Retail Study. The two pieces of work have been prepared to inform the emerging Local Plan Site Allocations.

## Report structure

- 1.3 The remainder of this report is structured as follows:
- Section 2 – Baseline review
  - Section 3 – Employment land supply
  - Section 4 – Projecting the demand for employment land
  - Section 5 – Balancing supply and demand

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## 2. Baseline review

2.1 The first part of the baseline review highlights the key themes and recommendations of relevance for the ELR identified in national, regional, sub-regional and local planning and economic policy. The second part of the review identifies the key socio-economic characteristics of Selby. The third part of the review summarises the key findings of our commercial market assessment. The fourth part of the review reflects the perspectives of local businesses. The fifth part of the review identifies the Functional Economic Areas identified for Selby. The sixth part of the review sets out the position of adjacent local authorities and their role in relation to Selby in the context of employment land supply.

### Planning Policy and Strategy

#### National Planning Policy

- 2.2 The recommendations within this ELR are directly informed by an understanding of the wider policy and strategy context in which it sits. This includes recognition of national through to sub-regional and local policy priorities.
- 2.3 The national policy position is set out within the National Planning Policy Framework (NPPF) and the national Planning Policy Guidance (PPG). Key principles within these documents include:
- the commitment to securing economic growth in order to create jobs and prosperity, including a presumption in favour of sustainable development;
  - the need to plan proactively to meet the development needs of business and support an economy fit for the 21st century;
  - the avoidance of long term protection of sites allocated for employment use where there is no reasonable prospect of it being used for that purpose;
  - a duty for public bodies to co-operate on planning issues that cross administrative boundaries, including for strategic priorities such as economic development requirements and land supply; and
  - a requirement to identify objectively assessed development need, on a functional economic area basis.

2.4 The enactment of the Localism and Decentralisation Bill in November 2011 marked the end of employment targets and policy at the regional scale, emphasising the importance of having a credible and robust evidence base to justify employment requirements at the local level. This included the abolition of the regional planning structures in place across the country.

### Selby District Core Strategy (October 2013)

2.5 At local level, the adopted Selby District Core Strategy (October 2013) sets out the scale of distribution of new employment development to be planned for over the period, based on the recommendations of the 2007 Employment Land Study (produced by GVA Grimley) and the Selby District Employment Land Refresh 2010.

2.6 Core Strategy Policy SP13 states that the Council will support the provision for an additional 37 – 52 ha of land for employment development to be brought forward across the District in the period up to 2027.

2.7 The policy provides an Indicative Employment Land Distribution with:

- Selby and Hinterland providing 22-27 hectares,
- Tadcaster providing 5-10 hectares,
- Sherburn in Elmet providing 5-10 hectares, and
- The rural areas (including Eggborough and A19 corridor) providing 5 hectares.

2.8 The emphasis will be on focusing higher value Business, Professional and Financial Services/B1 office development in and around Selby town centre and the urban periphery. Tadcaster is seen as a suitable location for knowledge based employment activity, complementary to Selby. Outside Selby and the Local Service Centres, a continuing need for sustainable local employment opportunities in rural areas has been identified.

2.9 Core Strategy Policy SP13 also supports proposals for modernisation, expansions, redevelopment, re-use and intensification of existing employment sites and premises within defined Development Limits.

- 2.10 Core Strategy Policy SP7 states that within the provision, 23ha of employment land forms part of the Olympia Park mixed strategic housing/employment site to the east of Selby to meet the needs of both incoming and existing employment uses. The employment land will include B1 offices, B1 and B2 industrial units and B8 storage and distribution premises. Policy SP7 also safeguards 10.6 ha of land for longer term employment use.
- 2.11 In terms of housing approximately half of new housing will be located within or adjacent to Selby as the most sustainable settlement within the District (para 5.18). It is considered that the most sustainable way of delivering the number of new properties required is through a combined strategic housing / employment site to the east of the town in the area contained by the River Ouse and Selby bypass (Olympia Park). This will provide about 1,000 dwellings equivalent to 40% of the new allocations required in Selby urban area (para 5.19).

### Core Strategy Background Paper – Promoting Economic Prosperity (January 2011)

- 2.12 The aim of this Background Paper was to set out how the Core Strategy policies have been developed throughout the LDF process.
- 2.13 The Background Paper set out that Selby District has important economic connections with the Leeds City Region and the York and North Yorkshire economy. It quotes the recent findings of the York and North Yorkshire Local Economic Assessment which suggest that Selby contributes 11 per cent to the York and North Yorkshire sub regional economy.

### Selby District Local Plan (February 2005)

- 2.14 The Selby District Local Plan (SDLP) was formally adopted 8 February 2005 with a number of the policies expiring on 7 February 2008. All other policies 'were' saved by Direction of the Secretary of State. Further to this a number of other policies have been superseded by the Selby District Core Strategy when adopted in October 2013.
- 2.15 Saved Policy EMP2 states that new employment development will be concentrated in and around Eggborough, Selby, Sherburn in Elmet and Tadcaster and encouragement will be given to proposals for small-scale development in villages and rural areas in support of the rural economy.

- 2.16 Saved Policy EMP3 advises on sites which have planning permission for employment development and applications for the renewal of existing or expired planning consents for industrial and business development. It states that these will be permitted on such sites unless there has been a material change in circumstances since the previous permission or if a continued failure to begin the development will result in a shortfall of employment land supply within the locality before the end of the plan period.
- 2.17 Saved Policy EMP4 states that development proposals which would result in the loss of industrial/business floorspace within established employment areas will not be permitted unless there are significant environmental, highway or community benefits, the supply of industrial/business land and premises is sufficient to meet the requirements over the plan period or evidence can be provided that no suitable industrial / business occupier can be found.
- 2.18 Saved Policy EMP6 states that within allocated sites and established employment areas proposals for new industrial and business development will be permitted provided there is no significant adverse effect on existing businesses and they would not adversely affect highway safety or local amenity.
- 2.19 Elsewhere within the defined development limits such development will be permitted provided the nature and scale of the proposal is appropriate to the locality, it does not prejudice the future comprehensive development of the land and would not adversely impact on the character of the area or result in a loss of open space.
- 2.20 Saved Policy EMP9 states that proposals for the expansion and/or redevelopment of existing industrial and business uses outside development limits and established employment areas will be permitted provided it does not impact adversely on highway safety or on the character and appearance of the area, and it is of a high standard of design and would not result in the loss of best and most versatile agricultural land.
- 2.21 Saved Policy EMP11 states that in exceptional circumstances, large-scale business or industrial development for occupation by a single large operator may be permitted provided it would result in substantial employment benefits it would not be situated within the Green Belt or other areas of significance and it would not result in loss of best and most versatile agricultural land.
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## Employment Land Studies

### Employment Land Study (2007)

- 2.22 The Employment Land Study produced by GVA Grimley in 2007 identifies that Selby plays an important role in supplying skilled labour to surrounding towns and cities. This is a significant sub-regional role, however it results in the perpetuation of the District as a 'dormitory' location.
- 2.23 The Study recommended that the District sought to allocate additional land for B1 office development within the town centre. It also recommended that existing employment locations should be sufficiently protected from development for other uses (including specifically residential but also leisure and retail) through the LDF.
- 2.24 The Employment Land Study identified that 21 hectares of employment land should be provided by 2021.

### Employment Land Review Refresh 2010

- 2.25 The Refresh reviews the potential of existing employment land to meet future requirements.
- 2.26 The document states that there is an over-representation of manufacturing and energy sector jobs and floorspace in Selby District, particularly around the settlements of Sherburn and Selby. Whilst the ELR identifies 224.49 ha of potentially available employment land, the majority of sites (75%) are clustered within the Selby Town sub area and 67% of the total supply is considered to be constrained.
- 2.27 108 employment related premises are identified by the report as being currently available but generally, the current stock of employment premises is considered to be out-dated and lacking in terms of purpose-built B1 office accommodation.
- 2.28 The report concludes that the district's current employment land supply may not be suitable for meeting all future business needs.

## Local Enterprise Partnerships (LEPs)

- 2.29 Local Authorities were invited by Government in June 2010 to submit proposals for Local Enterprise Partnerships (LEPs).



2.30 The definition of LEPs as stated by the Department for Communities and Local Government (DCLG) is locally-owned partnerships between local authorities and businesses formed to play a central role in determining local economic priorities and undertaking activities to drive economic growth and the creation of local jobs. It also sees them as a key vehicle in delivering Government objectives for economic growth and decentralisation, whilst also providing a means for local authorities to work together with business in order to quicken the economic recovery.

### The Leeds City Region LEP

2.31 The Leeds City Region Local Enterprise Partnership (referred to as 'the Leeds LEP') covers the local authority districts of Barnsley, Bradford, Calderdale, Craven, Harrogate, Kirklees, Leeds, Selby, Wakefield and York. The Leeds City Region is the largest City Region economy outside London and has the potential to become an economy powerhouse. The Leeds LEP's aim is to overcome barriers to private sector growth and create more opportunities for businesses to develop and provide jobs.

2.32 The Leeds City Region Strategic Economic Plan (SEP) was agreed with Government in July 2014 with the stated ambition to deliver an additional £5.2 billion in economic output and an extra 62,000 jobs in the Leeds City Region by 2021. The plan is to unlock the Leeds City Region's potential, become the growth engine for the north and rebalance the nation. The SEPs work focuses on the following areas of activity:

- Supporting growing businesses;
- Developing a skilled and flexible workforce;
- Building a resource smart City Region;
- Delivering the infrastructure for growth.

2.33 The SEP identifies development to be located in strategic growth centres (of which Selby is not identified as one) and strategic employment mixed uses sites where the closest sites are located along the M62 to the west of Selby district.

2.34 We have consulted via email with the Leeds City Region LEP who have stated that Selby is an important component of the Leeds City Region economy. Selby is well positioned to contribute to the drive for 'more and better jobs' – increasing the number of high wage,

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highly skilled jobs within the City Region. The LEP notes that 40% of people in Selby are educated to degree level, compared to 35% nationally.

- 2.35 One of the LEPs key ambitions is to build a highly resource-efficient economy and Selby is deemed to be well placed to assist with meeting this ambition through their strength in energy supply.
- 2.36 It is noted that Selby has excellent transport links which are also a driver for the thriving transport and storage sector where employment is more than twice the national average, which 10% of employment in Selby in this sector. The two main sectors being manufacturing and education.
- 2.37 Olympia Park is seen as a major inward investment asset for Leeds City Region. The LEP have stated a need for continued support for larger businesses to expand through land/property availability, capital investment, recruitment and skills and supply chain development.

### The York, North Yorkshire and East Riding (YNYER) LEP

- 2.38 The York, North Yorkshire and East Riding (YNYER) LEP brings together the business community and local authorities across the North Yorkshire County Council area (comprising the district/borough councils of Craven, Harrogate, Selby, Ryedale, Scarborough, Hambleton and Richmondshire) and the unitary authority areas of the City of York and the East Riding of Yorkshire.
- 2.39 Their Strategic Economic Plan (SEP) was submitted to the Government on 31 March 2014 and the stated vision is to make it the place in England to grow a small business, combining a quality business location with a great quality of life. The 5 key priorities stated within the SEP are to support
- Profitable and ambitious small and micro businesses.
  - A global leader in food manufacturing agri-tech and biorenewables.
  - Inspired people.
  - Successful and distinctive places.
  - A well connected economy.

- 2.40 The SEP states that businesses in the agricultural sector are around 3.5 times more concentrated in the LEP areas than the national average. It comments on Drax, the largest coal-fired power station in the UK, and Eggborough power station, which are both located within Selby District Council.
- 2.41 The LEP identifies four Core Activity areas with the one most appropriate to Selby being the A1/A19 Growth Corridor. Selby is identified as one of the growth towns. At the south of the Corridor, Drax, the UK's largest cleanest coal powered power station is investing over £1 billion in converting to biomass and developing the emerging technology around carbon capture and storage.
- 2.42 The SEP states that within this corridor there are major strategic sites, allocated within Local Plans and with approved planning, but where exceptional infrastructure costs are stopping or delaying development. Removing these barriers is essential to delivering their aim of providing employment land to support future growth.
- 2.43 The SEP also comments on the proposed electrification of the Leeds-Selby-Hull train line which presents the opportunity for additional stations and service improvements.
- 2.44 We have engaged with the YNYER LEP who see bio-economy, renewables and logistics as the main sectors within Selby. In terms of the region they see Selby as an area capable of accommodating growth due to connections to motorways and limited constraints to development like landscape designations that are an issue in the other areas of the LEP.
- 2.45 The key employment sites within Selby District are identified as Olympia Park and the 'Proving Ground' in Sherburn. The LEP have mentioned a requirement for a better relationship between economic development and planning and a key focus on working with land owners. In particular there is a need to seize an opportunity with Drax to assist the Selby economy.

### York and North Yorkshire Economic Assessment 2010 (January 2011)

- 2.46 This document reviews the profile of Selby District Local Authority. The document identifies the same five Labour Market Areas as within the ELR Refresh; Selby Rural, Selby Town, Sherburn, South Selby and Tadcaster.
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- 2.47 The key points for the District are that over the last ten years there has been an increase in jobs and enterprises, with relatively high levels of employment in manufacturing (including food and drink) and energy and water with less reliance on public sector employment (in relative terms).
- 2.48 52% of residents in Selby also work within Selby. 35% of those commute into Leeds for work, 23% work in York and 15% work in Wakefield. The district therefore has a very 'un self-contained' labour market. It was concluded that there are 7,000 more working residents than there are jobs within the District.
- 2.49 The key points regarding the economy are that there has been good economic growth over the past ten years however this is forecast to slow. 28% of the 32,000 jobs within the District are within the manufacturing and energy and water sectors, which is significantly higher than the national figure of 11%.
- 2.50 There is therefore a high employment dependency on manufacturing and energy sectors and the main drivers in the future are expected to be in low carbon and energy businesses.
- 2.51 This document identifies five employment sub-areas ('Labour Market Areas') in the District which are:
- Selby town – Principal Town for the District with a greater proportion of jobs within public administration;
  - Tadcaster – has a number of businesses and jobs within finance, however has experienced minimal employment development in the last five years;
  - Sherburn in Elmet – high proportion of employment growth within manufacturing and construction and has been the main location for employment development since 2004;
  - Selby Rural – has the highest proportion of small businesses of any labour market area within the York and North Yorkshire sub region;
  - South Selby – has the highest employment within manufacturing, energy and water, with almost half of all employment in these sectors.
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Figure 2.1: Map showing Employment Sub-Areas



## Economic analysis

- 2.52 This section summarises economic analysis undertaken for Selby district. It establishes the recent economic trends in the district taking into account, wherever data allows, the impacts and legacy of the recessionary period which has affected the UK economic more generally in recent years. It then considers forecasts for the district in this context for the period to 2027, in line with the local planning period.
- 2.53 The context for the analysis and trends since 2005 is one of pre-recession boom but where the UK economy hit a wall in 2007/8 with serious consequences for key sectors such as financial services. The impact of the latest recession is akin to a structural break in the economy. As a result of this break, it is difficult to assume a continuation of past trends as a baseline for the future, although analysis of this data where appropriate does still provide important context. This is explored in more detail in the remainder of this section.

## The Selby economy at a glance

2.54 The table below presents the main economic indicators for Selby, drawing on the latest data available at the time of writing.

Figure 2.2: Selby economy at a glance

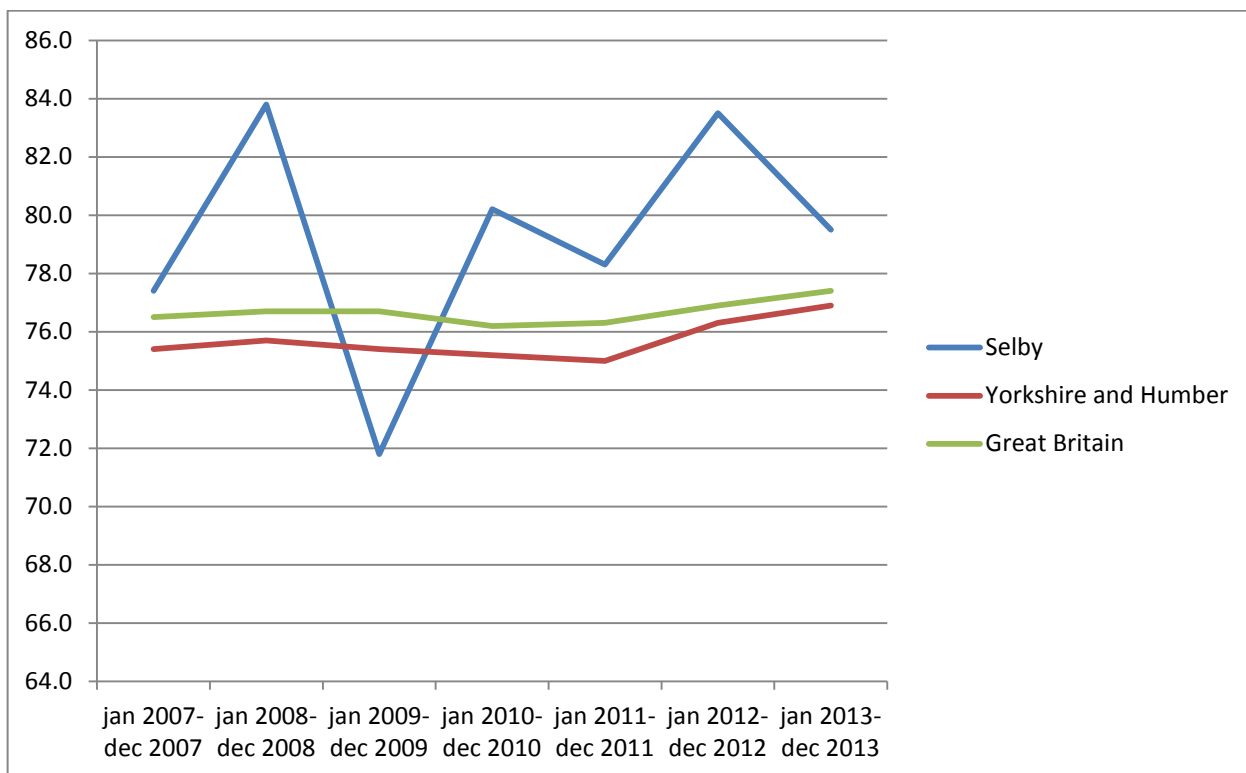
	Selby	Yorkshire and Humber	England and Wales
Working age population	61,831	3,875,219	41,126,540
Economically active	73.8%	68.3%	69.7%
Economically active self employed	10.3%	8.4%	9.7%
Economically active unemployed	3.5%	4.8%	4.4%
No qualifications	21.2%	25.8%	22.7%
Level 4 Qualifications and above	26.1%	23.3%	27.2%

Source: Census, 2011

## Labour force

- 2.55 Selby compares extremely well against all main and relevant labour force indicators for a small economy.
- 2.56 Considering first economic activity rates. Figure 2.3 shows that the rate for Selby is well above average.

Figure 2.3: Economic activity rate (%'s) (resident working age population, 16-64 years)



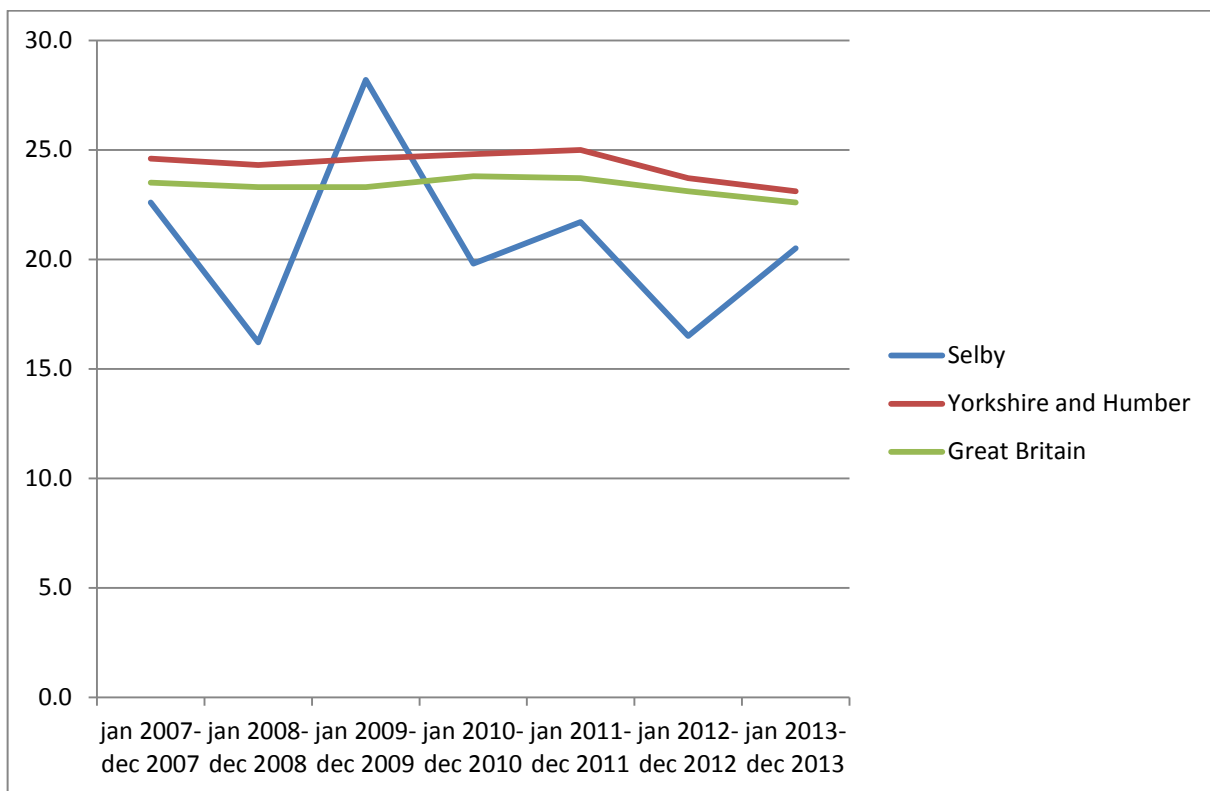
Source: Annual Population Survey, 2014

2.57 Although Selby has clearly experienced more erratic changes in economic activity rates over the period 2007 to 2013, these started and finished the period at a level significantly above the regional and national average – and indeed with a widened gap.

2.58 Of particular note here is the more extreme effects of the recession on economic activity rates in Selby than the wider geographies, but the then greater recovery observed.

2.59 Conversely, the economic activity rate for Selby has been generally downwards over the same period, but again with the same fluctuations mirroring those of economic activity levels, including a spike during / following the recession.

Figure 2.4: Economic inactivity rate (%'s) (resident working age population, 16-64 years)

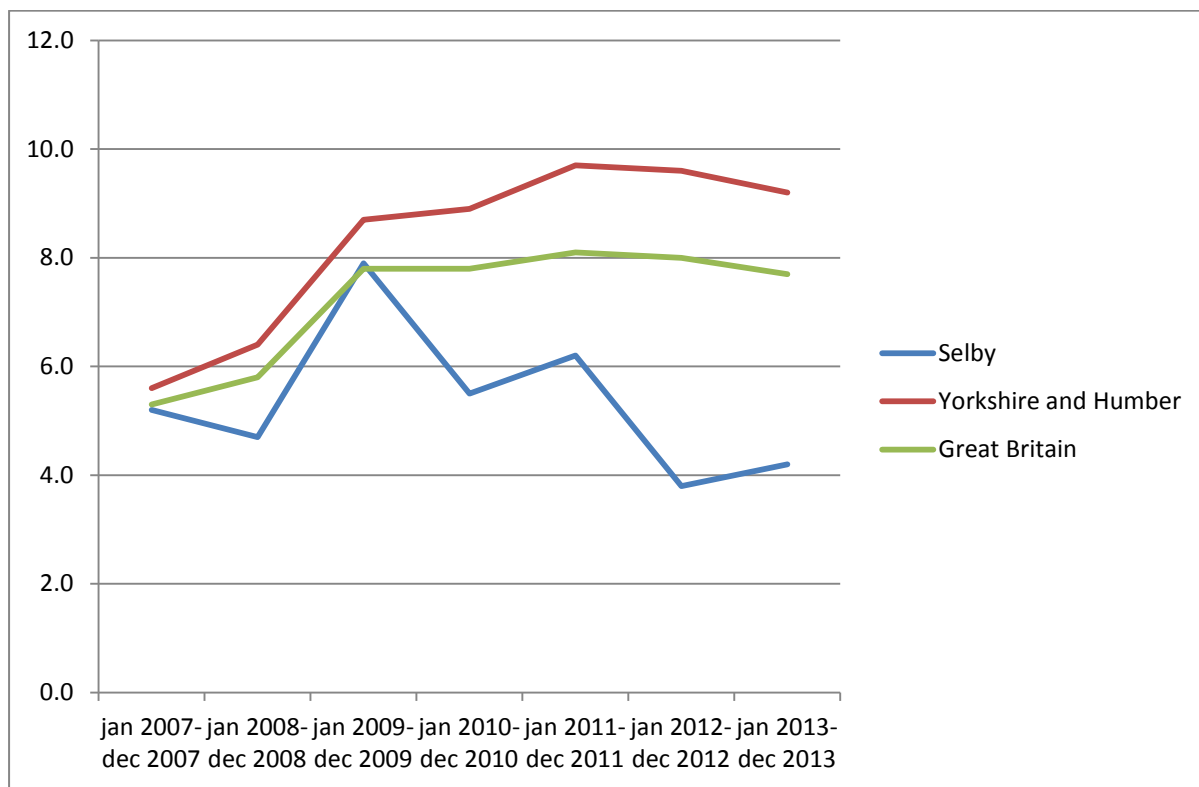


Source: Annual Population Survey, 2014

2.60 Unemployment rates in Selby are relatively low and the trends since 2007 are consistent with the sense of resilience within the local economy. In particular whilst the wider comparators showed increasing unemployment rates over the period, Selby showed falling rates.



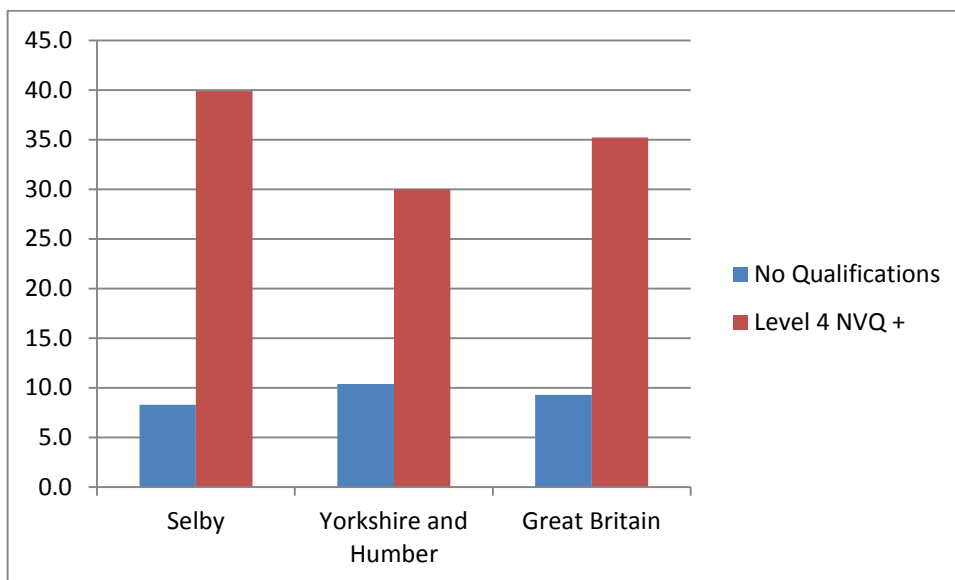
Figure 2.5: Unemployment rate (%'s) (resident working age population, 16-64 years)



Source: Annual Population Survey, 2014

- 2.61 A telling factor within this analysis is the level of skills evident within the resident workforce (population aged between 16 and 64 years).
- 2.62 Figure 2.6 shows that Selby has well above average levels of working age residents with higher level qualifications and much lower levels of those with no qualifications at all, compared to the regional averages.

Figure 2.6: Qualifications (%'s) (resident working age population, 16-64 years) (2013)

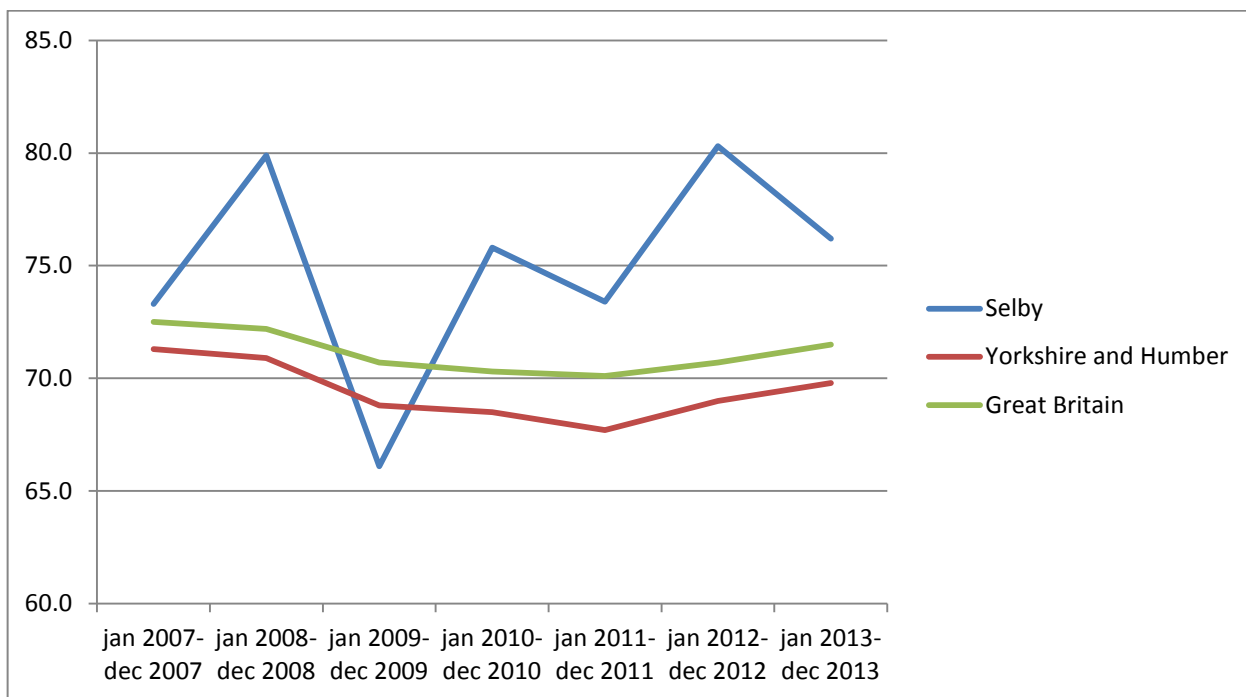


Source: Annual Population Survey, 2014

### Employment levels

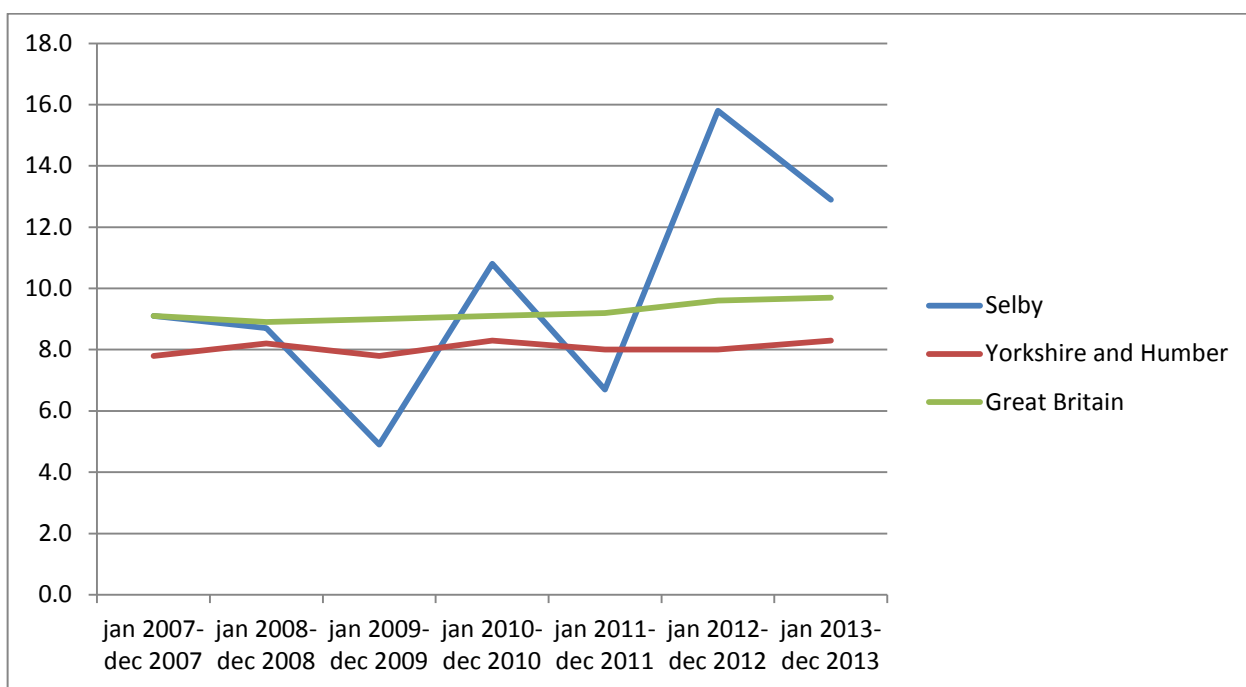
- 2.63 The labour force analysis would be expected to translate into strong employment performance within Selby. Total employees in employment during the period 2007 to 2013 increased by 0.4% - a relatively minor increase. Perhaps of more note over this period was the significant increase in self-employment by some 3.8% which largely underpinned the employment rate over the period.
- 2.64 With the exception of 2009, the local economy has seen employment rates above those of the region and national averages consistently over the period 2007 to 2013. The second chart shows the significance of self-employment over the same period. Between 2007 and 2013 self-employment added some 2,300 people into employment.

Figure 2.7: Employment rate (%'s) (resident working age population 16-64 years)



Source: Annual Population Survey, 2014

Figure 2.8: Self-employment rate (%'s) (resident working age population 16 – 64 years)



Source: Annual Population Survey, 2014

## Sector analysis (employment and GVA)

### Long term analysis

2.65 To inform the analysis of historic employment change in Selby we have obtained econometric forecasting data from Experian Business Strategies, broken down by sector as far back as 1997. It is noted that this analysis includes a period of recession within the UK economy, with consideration therefore given to long term trends (1997 – 2013) and shorter term trends (2008 – 2013).

2.66 The analysis focuses on Full Time Equivalent (FTE) data for Selby. Experian base FTEs on total hours worked and is as follows:

$$\text{FTE} = (\text{HOURS}) \text{ divided by } (37.8 \times 13)$$

2.67 Here a constant yard-stick of full-time employment for all industries, regions and industry-region based on thirteen working weeks in a quarter at 37.8 hours a week. 37.8 hours is the average hours worked by a full-time worker in the UK between 1990 and 2009.

- 2.68 The FTE measure as captures and accounts for the difference between full-time and part-time jobs, while employees/employment treats both equally. In that sense, FTE is a truer measure of total job creation in a local area.
- 2.69 Between 1997 and 2013, FTEs in Selby increased by 4,181 (net), a 16.2% increase compared to 5.1% across Yorkshire and Humber, and 9.1% across the UK. Gross Value Added (GVA) over the same period increased by 20.3% across Selby, compared to 28.8% across the region and 31.7% across the UK. This suggests that the value of employment growth across the region and the UK was above that experienced in Selby.
- 2.70 The following tables summarise the sectors that posted employment growth, and then GVA growth over the period 1997 – 2013 according to the Experian dataset.

*Figure 2.9: FTE Employment growth sectors 1997 – 2013 (Selby)*

Sector	Absolute Change	% Change
Utilities	43040	15.9%
Construction of Buildings	37720	10.8%
Specialised Construction Activities	43160	6.4%
Retail	140920	6.7%
Land Transport, Storage & Post	119960	10.5%
Accommodation & Food Services	199800	16.2%
Recreation	101630	23.4%
Media Activities	7710	3.3%
Computing & Information Services	280760	86.8%
Finance	149200	19.9%
Real Estate	241020	113.7%
Professional Services	761380	61.7%
Administrative & Supportive Services	432040	26.2%
Other Private Services	18380	3.8%
Public Administration & Defence	23950	1.8%
Education	562140	39.1%
Health	532100	40.5%
Residential Care & Social Work	511030	56.4%

Source: Experian Business Strategies, GVA Analysis, 2014

Figure 2.10: GVA growth sectors 1997 – 2013 (Selby)

Sector	Absolute change in GVA (£) (Mns)	% Change in GVA
Food, Drink & Tobacco (manufacture of) (£mn CVM 2010 prices)	67.15	71.7%
Textiles & Clothing (manufacture of) (£mn CVM 2010 prices)	0.96	290.9%
Wood & Paper (manufacture of) (£mn CVM 2010 prices)	0.61	4.2%
Printing and Recorded Media (manufacture of) (£mn CVM 2010 prices)	0.65	50.4%
Non-Metallic Products (manufacture of) (£mn CVM 2010 prices)	14.13	84.6%
Metal Products (manufacture of) (£mn CVM 2010 prices)	7.6	97.4%
Computer & Electronic Products (manufacture of) (£mn CVM 2010 prices)	20.4	201.6%
Machinery & Equipment (manufacture of) (£mn CVM 2010 prices)	3.65	42.1%
Transport Equipment (manufacture of) (£mn CVM 2010 prices)	3.91	362.0%
Other Manufacturing (£mn CVM 2010 prices)	26.55	158.4%
Utilities (£mn CVM 2010 prices)	37.43	18.9%
Civil Engineering (£mn CVM 2010 prices)	32.39	232.0%
Wholesale (£mn CVM 2010 prices)	6.12	7.8%
Retail (£mn CVM 2010 prices)	10.34	23.1%
Land Transport, Storage & Post (£mn CVM 2010 prices)	83.23	398.0%
Air & Water Transport (£mn CVM 2010 prices)	0.84	1680.0%
Recreation (£mn CVM 2010 prices)	1.97	23.4%
Media Activities (£mn CVM 2010 prices)	1.77	33.0%
Telecoms (£mn CVM 2010 prices)	4.21	738.6%
Computing & Information Services (£mn CVM 2010 prices)	13.83	540.2%
Finance (£mn CVM 2010 prices)	0.84	5.8%
Real Estate (£mn CVM 2010 prices)	17.35	43.8%
Professional Services (£mn CVM 2010 prices)	45.53	99.2%
Administrative & Supportive Services (£mn CVM 2010 prices)	40.93	127.5%
Public Administration & Defence (£mn CVM 2010 prices)	1.8	6.5%
Education (£mn CVM 2010 prices)	15.56	21.2%
Health (£mn CVM 2010 prices)	12.48	82.4%
Residential Care & Social Work (£mn CVM 2010 prices)	13.6	81.9%

Source: Experian Business Strategies, GVA Analysis, 2014

- 2.71 It is immediately apparent from the above analysis that the list of sectors posting GVA growth over the period 1997 to 2013 is longer than the list of sectors posting FTE employment growth. The sectors posting GVA growth but not FTE employment growth are therefore high value sectors – with contracting levels of activity but increasing value to

the economy. For Selby this includes sectors such as a number of manufacturing sub-sectors, civil engineering, and wholesale (including some distribution activities).

- 2.72 Other sectors have recorded both GVA growth and FTE employment growth over the period, including of specific relevance to this ELR (given their relationship to the B1, B2, B8 land uses): media activities, computing and information services, finance, real estate, professional services, administrative and support services.

*Short term analysis (consideration of the recession)*

- 2.73 The following tables summarise the same analysis for a shorter time period – 2008 – 2013. This shorter time frame allows more detailed consideration of the potential impacts of the recession in Selby – and in particular on the nature of economic change which has taken place during and since the recessionary period (i.e. post 2009).
- 2.74 Over the period 2008 – 2013, FTE employment in Selby increased by 2,068 or 7.4%, compared to 0.2% across Yorkshire and Humber and 1.9% across the UK. This shows significant strength in the local economy – but obviously does not take into consideration the quality of this FTE employment growth.
- 2.75 Over the same period, GVA within the Selby economy decreased by some £14.49mn, or -1%, compared to -3.2% across Yorkshire and Humber and -0.9% across the UK. It is clear on this basis that the local economy is outperforming the regional economy, in terms of FTE employment and GVA, but the contraction in value within the local economy is still a concern in the context of higher FTE employment growth over this period.

Figure 2.11: FTE Employment growth sectors 2008 – 2013 (Selby)

Sector	Absolute Change	% Change
Agriculture, Forestry & Fishing	290	126.1%
Food, Drink & Tobacco (manufacture of)	640	24.6%
Textiles & Clothing (manufacture of)	10	33.3%
Wood & Paper (manufacture of)	80	22.9%
Printing and Recorded Media (manufacture of)	10	25.0%
Fuel Refining	0	0.0%
Pharmaceuticals (manufacture of)	2	-
Non-Metallic Products (manufacture of)	40	5.6%
Metal Products (manufacture of)	0	0.0%
Computer & Electronic Products (manufacture of)	160	24.2%
Transport Equipment (manufacture of)	180	300.0%
Utilities	290	26.6%
Construction of Buildings	20	6.7%
Civil Engineering	80	12.1%
Land Transport, Storage & Post	1170	62.2%
Air & Water Transport	5	100.0%
Media Activities	0	0.0%
Telecoms	0	0.0%
Computing & Information Services	100	71.4%
Finance	20	11.1%
Insurance & Pensions	1	-
Professional Services	20	1.0%
Other Private Services	10	2.9%
Education	140	6.4%
Residential Care & Social Work	430	35.8%

Source: Experian Business Strategies, GVA Analysis, 2014

- 2.76 The first point to note is the length of this list of growth sectors compared to that over the longer term period – suggesting that the Selby economy has successfully (in FTE employment terms) diversified following the recession. Interestingly this includes FTE employment growth in some manufacturing sub-sectors, which actually showed a decline over the longer term.
- 2.77 As before, a similar analysis has been undertaken of GVA change over the period 2008 – 2013, summarised in the table below.



2.78 Comparing this table to the earlier longer term GVA analysis suggests a greater concentration of value contributors to the Selby economy. It is also important to note that in the shorter term analysis it is clear that the list of FTE employment growth sectors is longer than GVA growth sectors. Interestingly a number of manufacturing sub-sectors are noted as contributing to GVA growth – suggesting a degree of quality in these activities within Selby in the post-recession period. The same is true of computing, finance and professional services locally.

Figure 2.12: GVA growth sectors 2008 – 2013 (Selby)

Sector	Absolute change in GVA (£) (Mns)	% Change in GVA
Agriculture, Forestry & Fishing (£mn CVM 2010 prices)	4.18	21.2%
Food, Drink & Tobacco (manufacture of) (£mn CVM 2010 prices)	26.57	19.8%
Textiles & Clothing (manufacture of) (£mn CVM 2010 prices)	0.11	9.3%
Fuel Refining (£mn CVM 2010 prices)	0.04	133.3%
Transport Equipment (manufacture of) (£mn CVM 2010 prices)	3.15	171.2%
Other Manufacturing (£mn CVM 2010 prices)	10.73	32.9%
Civil Engineering (£mn CVM 2010 prices)	11.35	32.4%
Land Transport, Storage & Post (£mn CVM 2010 prices)	23.05	28.4%
Air & Water Transport (£mn CVM 2010 prices)	0.39	78.0%
Recreation (£mn CVM 2010 prices)	0.17	1.7%
Telecoms (£mn CVM 2010 prices)	0.07	1.5%
Computing & Information Services (£mn CVM 2010 prices)	1.66	11.3%
Real Estate (£mn CVM 2010 prices)	9.56	20.2%
Administrative & Supportive Services (£mn CVM 2010 prices)	7.95	12.2%
Education (£mn CVM 2010 prices)	1.55	1.8%
Health (£mn CVM 2010 prices)	4.37	18.8%
Residential Care & Social Work (£mn CVM 2010 prices)	6.12	25.4%

Source: Experian Business Strategies, GVA Analysis, 2014

#### *Sector concentrations*

2.79 Taking the above analysis a stage further, we have considered the extent to which any sectors are found to have a stronger concentration in Selby compared to the regional economy. Location Quotient (LQ) analysis establishes the concentration of employment within a sector locally compared to the wider regional base. An LQ score above 1

suggests a larger local concentration and therefore assumed competitiveness at sector level.

2.80 Figure 2.13 shows the LQ analysis for FTE employment in Selby by sector compared to a Yorkshire and Humber base, in 2014 (using the Experian data). The sectors included in the table are those that are identified as sector concentrations (i.e. having a score of >1 compared to the region).

*Figure 2.13: Selby LQ analysis (compared to region) (FTE employment) >1 LQ sectors*

	YH (% total employment)	Selby (% total employment)	LQ
Agriculture, Forestry & Fishing	1.21	2.22	1.84
Extraction & Mining	0.22	2.45	11.00
Food, Drink & Tobacco (manufacture of)	2.42	10.73	4.44
Wood & Paper (manufacture of)	0.78	1.44	1.84
Non-Metallic Products (manufacture of)	1.28	2.49	1.94
Computer & Electronic Products (manufacture of)	0.77	2.39	3.10
Other Manufacturing	1.46	2.62	1.79
Utilities	1.27	4.55	3.57
Civil Engineering	0.98	2.58	2.65
Specialised Construction Activities	2.93	3.73	1.27
Land Transport, Storage & Post	6.00	10.47	1.75
Accommodation & Food Services	4.48	4.52	1.01
Professional Services	6.22	6.61	1.06

Source: Experian Business Strategies, GVA Analysis, 2014

2.81 Reading this alongside the GVA analysis suggests that the concentration of a number of these sectors could be significant in terms of the value contribution that they make. In particular it is noted that historical growth in GVA was recorded (in most cases across both the long term and the shorter post-recession period) for the following sectors of relevance to this ELR (i.e. with a B1, B2, B8 significance):

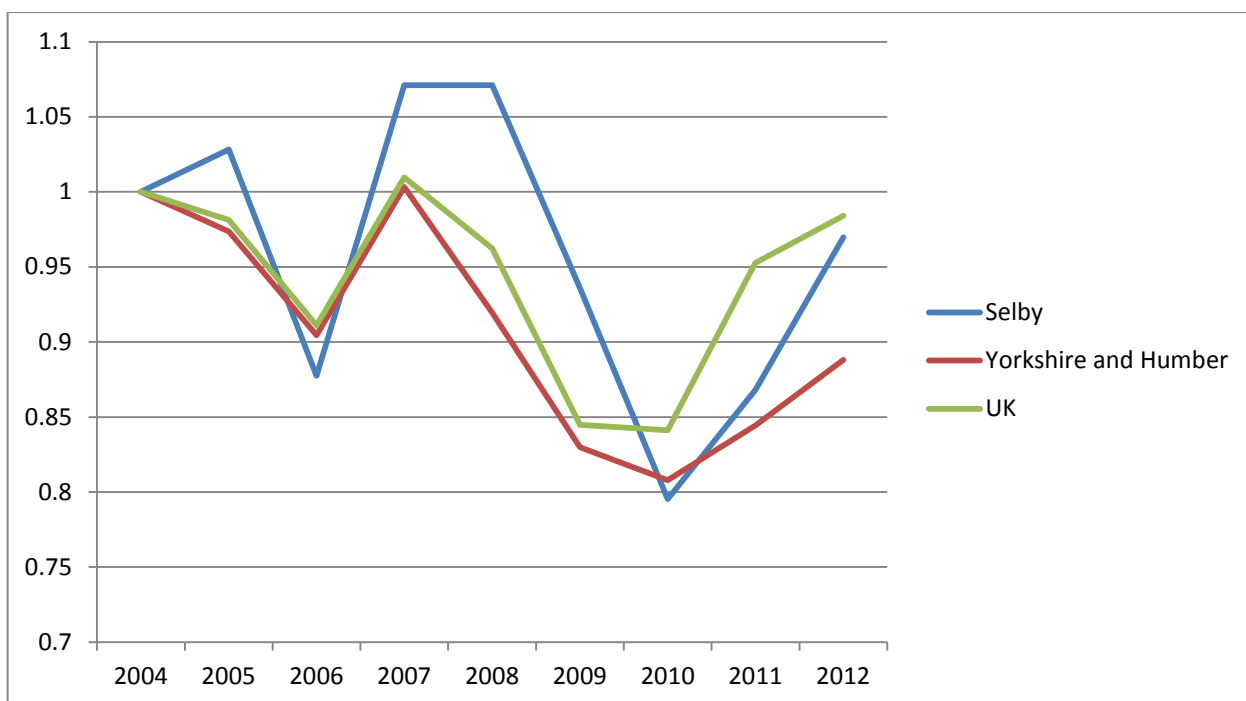
- Food, drink and tobacco manufacturing
- Wood and paper manufacturing
- Non-metallic products manufacturing

- Computer and electronic products manufacturing
- Other manufacturing
- Civil engineering
- Professional services
- Land transport, storage and post

**Business survival rates**

2.82 In addition to the analysis above concerning the different sectors within the Selby economy, data has been examined regarding the change in business start-ups and failure rates in the area, compared with the wider geography.

*Figure 2.14: Business start-up rates 2004 – 2012 (Indexed 2004 = 1)*



Source: ONS, 2014

2.83 Business start-up activity in Selby appears to generally follow that of the region and the UK, but at a more pronounced level – initial increases in 2004/5 were followed by a sharp decline in 2006, with the same pattern emerging for the period 2007 – 2010 but more acutely. Indeed, the impact of the recession in Selby could well be illustrated by the

sharp decline in business start-ups in 2008 – 2010. Following 2010 start-ups did increase in Selby at a more pronounced rate than across the region – showing significant catch up with the UK.

2.84 The following figure shows business failure rates over the same period, and the same geography.

Figure 2.15: Business failure rates 2004 – 2012 (Indexed 2004 = 1)



Source: ONS, 2014

2.85 Business failure rates in Selby have similarly followed those of the region and UK, although generally have been at a higher level than the wider comparators. Encouragingly though in 2012 Selby had stabilised against this measure whilst both the region and UK were seeing increasing failure rates.

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## Commercial market analysis

### Introduction

- 2.86 As part of the baseline work undertaken to inform this study GVA has prepared this up to date property market review, focusing on the main commercial sectors within use classes B1, B2 and B8 with particular emphasis on Selby, Tadcaster and Sherburn-in-Elmet. The findings reflect a point-in-time review of the market.
- 2.87 The findings are based on information that was made available as at October 2014 and is structured as follows:

### Economic context

- 2.88 On 24 October 2014 the Office for National Statistics (ONS) released its preliminary estimate of UK Gross Domestic Product (GDP) for Q3 2014. GDP is one of the main indicators of economic growth: it demonstrates the activity of the Country in respect of all of the services and goods produced. GDP increased by 0.7% in Q3 2014 compared with 0.9% in Q2 2014. Growth contributions came from all of the four main groupings comprising services, production, construction and agriculture. The economic recovery is now firmly established with seven consecutive quarters of economic growth recorded.
- 2.89 The most recent employment statistics continue their general direction of movement with rising employment and reducing unemployment. In the period June to August 2014, the employment rate for those aged 16-64 was 73.0% (up from 72.9% in the period March to May and up from 71.5% a year earlier). The unemployment rate in the period June to August 2014 was 6.0% of economically active population, the lowest recorded since late 2008.
- 2.90 Figures for income growth are improving, albeit at a modest pace. Pay including bonuses for employees in Great Britain was 0.7% higher than a year earlier and pay excluding bonuses was 0.9% higher than a year earlier.
- 2.91 Inflationary pressures have continued their downward trajectory with the Consumer Prices Index (CPI) growing by 1.2% in the year to September 2014, down from 1.5% in August. The largest contributors to the fall in inflation came from transport costs and prices for a range of recreational goods. A large proportion of inflation was due to housing and

household services (including utility bills). The current rate of inflation remains well below the Government's inflation target of 2%.

- 2.92 In its attempts to stimulate the economy the Monetary Policy Committee (MPC) of the Bank of England has maintained a Bank Rate of 0.5% since March 2009. To provide additional monetary stimulus to the UK economy, the Bank initiated a programme of asset purchases – or quantitative easing – to inject money directly into the economy. At the most recent MPC meeting seven of nine committee members voted to maintain a Bank Rate of 0.5% and a unanimous decision was reached to maintain the current level of asset purchases.
- 2.93 In recent years the Government has introduced various measures to free up bank lending to small and medium sized firms and also to homeowners, to try to address soft economic conditions. The lack of bank lending was seen as a key stumbling block to stronger economic output growth.
- 2.94 The Office for Budget Responsibility's (OBR) latest economic and fiscal outlook report (dated March 2014) reflects the optimism in respect of the performance of the UK economy. The OBR revised its forecast for GDP growth up to 2.7% in 2014 and 2.3% in 2015. The OBR does expect consumer spending growth to slow as the year draws to a close, reflecting limited household income growth. The OBR expects inflation to remain close to target and unemployment to continue falling in the coming years.
- 2.95 The International Monetary Fund (IMF) published its World Economic Outlook Update in October 2014. It provides a strong economic growth forecast for the UK at 3.2% for 2014 and 2.7% for 2015. This compares much more favourably to the predictions for the Euro area as a whole which is expected to see growth of 0.8% for 2014 and 1.3% for 2015.

### Commercial property – national perspective

- 2.96 GVA's Economic and Property Market Review for Q3 2014 provides an informative insight into the performance of the commercial property market from a national perspective.

#### *The occupier market*

- 2.97 There is continuing strong employment growth and strong service sector output growth, particularly for business services and finance. This is reinforced by very strong readings in
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recent purchasing managers' surveys and indicates healthy and improving occupier demand in the office and distribution sectors.

- 2.98 Recent take-up figures for the office sector reflect this optimism and the strong growth in business services and finance output. In the regional office markets in Q2, there was particularly strong activity across many key cities.
- 2.99 Development activity is increasing, but is still at a historically very low level. The industrial sector has been leading the growth in new development starts, with new construction orders increasing. In the office sector new construction orders are increasing at lower, but still strong, rates of growth.
- 2.100 The strong up-turn in commercial and industrial development reflects a widening out of activity to the regions, as rising capital values, low (but increasing) tender price inflation, improving availability of finance and decreasing supply of prime space combine to improve development viability.
- 2.101 Continuing strong increases in commercial and industrial development are likely for many years to come, based on past evidence and where we are now in the development cycle.
- 2.102 In the regional office sector, Investment Property Databank (IPD) data shows average rental values began to increase in mid-2013 and year-on-year growth is currently under 1%. This rate of growth should accelerate to 2.9% in 2018. In the industrial sector, average rental values started increasing in spring 2013 and year-on-year growth has now accelerated to about 2%. GVA expects this to increase slightly to 2.9% in 2018.

#### *The investment market*

- 2.103 Demand for UK commercial property remains extremely strong, and the value of transactions has been steadily rising over the last two years, reaching circa £57 billion in the year to Q2 2014. Indeed, the market is climbing back to levels of activity seen during the height of the mid-2000s investment boom, when capital values were around a third higher than they are today.
- 2.104 Increasing investor interest in the regions is also evident with data showing that transaction levels are higher than their pre-crisis peak and regional activity now accounts for 50% of the UK total, compared with less than a third two years ago.

- 2.105 All property equivalent yields have continued to fall with IPD data recording downward movement during 2014 (to August) of 49 basis points with average yields being 84 basis points lower than at their peak in the middle of 2013.
- 2.106 This strong downward yield shift, combined with a modest acceleration in the rate of all property rental growth, means that all property investment performance is continuing to improve. The annual rate of capital value growth, as reported in the IPD Monthly Index, reached 11.9% in August, up from 8.8% in May and 5.5% in February, giving a total return of 19.1%. This represents a remarkable turnaround from this time last year, when capital values were falling at 1.3% pa.
- 2.107 Yield movement has been particularly strong in the regional business space markets, and for good quality secondary property. As a result, the yield gap between London and the regions, and that between prime and secondary, has been narrowing this year. However, the yield gap remains historically wide.

#### *General demand factors*

- 2.108 Demand for employment sites is primarily a function of the occupational market. Given banks' limited appetite for development lending in recent years, the supply of new accommodation has been very limited and few employment sites have been brought forward. However, as underlying economic conditions continue to improve and the property market strengthens it is likely that a greater amount of development, investment and occupation interest will be shown in respect of the main commercial sectors.

#### *Speculative development*

- 2.109 In recent years the prospect of speculative development has been limited. Weak occupier demand (and therefore high vacancy rates) and very strict lending requirements (for example minimum levels of pre-lets), combined with legislation such as Empty Property Rates, has impacted negatively on speculative development.
- 2.110 The prospects for speculative development are improved although debt funding is likely to be limited to schemes in good locations which have an element of pre-let or pre-sales in place. There may be instances where a cash-rich developer is prepared to commit funds to a speculative development, but such an occurrence is likely to be the exception rather than the norm.
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### *Profitability*

- 2.111 A developer must be able to obtain a market-risk adjusted return for their efforts. If the developer's return falls below what would be deemed acceptable by the market, the development would be deemed unviable and may not proceed. A developer is unlikely to be prepared to undertake a development without first establishing that an appropriate developer's profit can be generated.
- 2.112 Development schemes, especially those that are speculative, often require a profit on cost of between 20% and 25%. Where debt finance is available, the lender may specify a target profit rate. For schemes which are deemed less risky, the required profit may reduce to sub-20%, but only where the developer perceives the risk to have been tangibly reduced.

### *Supply of quality employment sites*

- 2.113 Following the deterioration in economic and property market conditions, a more risk-averse attitude emerged in the industry. Development activity reduced significantly and a number of sites were mothballed or proposals to bring development forward stalled. In some instances, especially in the case of large sites, Masterplans were re-thought and the type and mix adjusted to reflect market conditions. Development activity is increasing but developers, occupiers and investors have become more selective. There continues to be a strong preference for quality sites in good locations benefiting from good connectivity, particularly to the strategic road network.

### *RICS Commercial Market Survey*

- 2.114 The latest RICS UK Commercial Market Survey (Q2 2014) demonstrates that the market's performance continues to strengthen, both on the occupier and investment side. Momentum has also been recognised in the regions.
- 2.115 On the occupier side, tenant demand remains firm, at the all-property level and across each sector, with the industrial segment exhibiting the strongest results. Office and industrial availability appears to be contracting at the fastest pace on record and rental expectations have improved.
- 2.116 In the investment market, enquiries continue to build at a healthy rate and this is expected to translate into further meaningful growth in completed transactions going
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forward. Significantly, investor interest has now been increasing, across all sectors, on a consistent basis for the last 18 months.

- 2.117 Capital values are projected to remain on their upward trajectory as a result of the expected improvement in investment activity. The prospects for robust capital value growth are becoming increasingly widespread, with the pace of gains anticipated to pick up materially in the north of the country. 77% of respondents to the RICS survey reported that investor interest has extended beyond primary assets, and into secondary (at least), while 20% stated that investor appetite had moved into tertiary assets.

#### *Office sector*

- 2.118 GVA's latest "Big Nine" review (Q3 2014) of the regional office market points towards increasing occupier confidence. What the market still lacks is significant amounts of pure speculative forward funding and this is likely to remain the case until occupational demand is absolutely solid.
- 2.119 The largest recorded deal in Leeds (the most significant commercial centre in close proximity to Selby) in recent months was a 2,535 sq.m (27,289 sq.ft) sub-let from Eversheds to the Department of Health. Leeds has two significant pre-lets in the pipeline and local agents expect a strong finish to 2014.
- 2.120 The continuing strong employment growth and strong service sector output growth, particularly for business services and finance, indicates healthy and improving occupier demand in the office market. However, this is yet to translate into significant average rental growth for the office sector in regional locations.

#### *Industrial sector*

- 2.121 GVA's Industrial Intelligence research paper, published October 2014, suggests demand for large logistics warehouses remains positive, although during the first half of 2014 take-up of warehouses over 9,290 sq.m (100,000 sq.ft) was relatively modest.
- 2.122 On-line retail continues to drive change in the industry. Expectations are changing from next-day delivery to same-day delivery, increasing the need for retailers to have a larger number of smaller hubs around the country. Much of this is being out-sourced to third party logistics companies but in time retailers may well take this in house.
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- 2.123 Tesco has led the way in e-fulfilment stores and now has seven stores; however competitors are catching up. Asda for example has recently opened various stores across the country, one of which is located in Leeds.
- 2.124 With existing availability of new space at a low level, design and build continues to be the predominant form of new supply, and accounted for over 50% of all big shed take-up during the first half of 2014. Occupier specifications are changing, particularly with the increase in online retail and design and build responds to these changing needs more effectively.
- 2.125 Overall investor demand for UK distribution property remains very strong, driven by both domestic and overseas buyers. UK distribution property investment transactions in the first half of the year totalled £2.15 billion, over double the figure for the same period last year and up from £1.95 billion during the second half of 2013. Investor sentiment has become more positive as debt has become more freely available.
- 2.126 The UK distribution property market continues to see downward pressure on yields, fuelled by the constrained supply of prime and good quality secondary stock available to investors and the diminishing stock available to occupiers.
- 2.127 With the weight of investment and lack of quality product in the market, investors are looking further up the risk curve at property with shorter income streams, where they can drive returns, encouraged by stronger occupational performance. Over the last six months there has been increased demand for value-add opportunities, particularly multi-let industrial estates where there is potential to improve income and drive rental values through lease renewals and the letting of vacant space.
- 2.128 Improving occupier demand and a growing shortage of quality space are having an impact on rental growth. According to IPD, average rental growth for distribution property turned positive in the second half of 2013, increasing by 0.5% over the year. GVA forecasts an acceleration to 1.9% this year and averaging 2.5% pa over the subsequent four years to 2018.
- 2.129 Distribution capital values have continued to see sharp increases over the last year, driven mainly by the downward movement in yields, but increasingly assisted by the modest rate of rental value growth. As a result, capital values are now nearly 27% above
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their 2009 trough (IPD Quarterly Index Q2 2014), although they are still 25% below their all-time peak in mid-2007.

### Commercial property – local perspective

2.130 A range of property agents were consulted to provide a qualitative overview of the commercial property market in Selby District, with a focus on the office and industrial sectors. The following property agents and developers were consulted:

- McBeath Property Consultants;
- Briggs Burley;
- GVA; and
- Knight Frank

2.131 The consensus amongst agents is that the local property market is stable and relatively resilient in a long-term context but enquiries from interested parties are slightly erratic over the short-term. Sentiment in respect of market conditions has improved and agents reported a noticeable increase in enquiries during 2014 to date on the back of improved economic conditions. However, the office sector is still perceived to be flat and the industrial sector, whilst more active, does not benefit from significantly more market activity and traditionally has struggled to attract footloose requirements. One agent stated that the industrial locations within Selby are perceived to be secondary locations due to their distance from the motorways and large population centres.

2.132 In terms of key geographies, one agent was of the opinion that the property market in Selby District is “insular” and that the majority of demand is driven from local businesses, with limited inward investment activity. Selby and Sherburn-in-Elmet were considered the main locations for employment based uses. B1 and B2 uses were considered to be better suited to Selby, with B8 use seen as the most appropriate for Sherburn-in-Elmet, given the excellent road connectivity. Escrick was also recognised as being a key location with a wider catchment area and an ability capture leakage from the York market in particular.

2.133 In the context of future development it was recognised that road connectivity was key and development along the main arterial routes (including the motorway network), linking Selby District to key regional and sub-regional towns and cities, was vital.

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- 2.134 Olympia Park was referenced as a significant site and those agents consulted were supportive of this as a strategic employment site. They were, however, keen to stress that it is rare for an opportunity of that scale to be promoted and as a result it should be left to the market to determine the most appropriate forms of development: office, industrial, residential, leisure etc. One agent saw Olympia Park as an opportunity to promote “clean uses” in Selby, for example science park type uses: research and design, high tech industries or precision engineering for example. Another agent was of the opinion Sherburn Industrial Estate and Access 63 in Selby were key locations.
- 2.135 One agent stated they would be “surprised” to see any new development of office accommodation in the near future, unless there was a rapid absorption of exiting stock and a design and build requirement from a prospective occupier. Development of industrial premises was considered more likely, perhaps even on a speculative basis.
- 2.136 With the exception of the warehouse and distribution sectors, which are inherently suited to Sherburn-in-Elmet due to the superior road connectivity, none of the agents actually reported any particular drivers in the local property market. One agent was of the opinion demand from the agricultural sector had declined and that local business activity was likely to be the main driver, in the absence of any significant inward investment (strategic business relocations for instance). One agent stated that the two industrial property acquisitions they had advised on in the Selby area in the last three years related to food manufacturing and distribution respectively.
- 2.137 In terms of who is active in the market, agents reported the greatest proportion of activity is generated from occupiers and owner-occupiers, with limited investment and development participation. Occupation demand (businesses renting accommodation from a landlord) typically represents a large proportion activity in any market. Owner-occupation is often more prevalent in sub-regional locations where capital values are lower. Investor activity is often less in sub-regional locations and can be driven by local investors as the commercial property market is not normally as mature or sophisticated when compared to larger, regional commercial hubs. Development activity may not be high in Selby but our research demonstrates that there have been some excellent commercial schemes delivered in recent years and these are explored in greater detail in the following sections of this property market review.
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- 2.138 In respect of the dynamics of the market, those agents consulted did recognise an element of market activity across local authority boundaries, both inward and outward. One agent reported that Selby District's property market is local demand driven, especially in Selby itself. Escrick is thought to have a wider catchment extending to south of York and even north of Doncaster and Sherburn-in-Elmet has the ability to attract businesses from the Leeds market.
- 2.139 One agent reported that Selby's dynamics were akin to York but "totally different to Leeds". Another stated that a lack of commercial property product in York was to the benefit of Selby which could attract some footloose requirements. Another stated that Selby was a draw for local occupiers but not necessarily for any particular business reason. Finally, one agent perceived there to be a significant amount of employment leakage, i.e. economically active residents working in Leeds or other adjacent local authorities.

## Office sector

### *Supply*

- 2.140 Whilst there is only a limited office sector in Selby District, prospective occupiers have a range of office formats to choose from. At Abbey Court, which forms part of Selby Business Park, Priority Sites developed 15 high quality self-contained offices ranging in size from 131 sq.m (1,414 sq.ft) to 228 sq.m (2,449 sq.ft) and made available to buy or let.
- 2.141 Similarly, at Escrick Business Park, north of Selby, Harrison is marketing a new-build scheme of 19 offices ranging in size from 124 sq.m (1,224 sq.ft) to 502 sq.m (5,400 sq.ft) although certain units can be combined to create larger accommodation. The properties are available to buy or let and each is allocated generous parking provision.
- 2.142 North east of Selby, in proximity to North Duffield, is Blackwood Hall Business Park. The scheme comprises self-contained offices and light industrial units, a number of which can be occupied on a co-located basis (office and industrial buildings in a semi-detached configuration and occupied by the same business). Properties at the business park are occupied on a traditional basis (i.e. by way of a lease, with rent and a service charge being payable). Occupiers also benefit from on-site services associated with incubator style business centres such as on-site meeting facilities and business advice services.
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2.143 Selby District also offers office accommodation typical of a sub-regional market town – office suites above ground floor uses – particularly in Selby town. This is a format which is prevalent in sub-regional markets and which typically attracts small local businesses which require basic and affordable office accommodation in central locations, often on or immediately off the high street. Much of this office accommodation is of secondary or tertiary quality. The size of these office suites are often at or around 100 sq.m (1,076 sq.ft).

#### *Availability*

2.144 According to Focus property market database<sup>1</sup>, as of 27 October 2014 there were 24 office properties available to buy and 62 properties available to let in Selby District with a combined floorspace of approximately 13,983 sq.m (150,492 sq.ft). According to the data, quoted rents range from £54 to £156 per sq.m (£5 to £14.50 per sq.ft). The average rent from the data extracted is £130 per sq.m (£12 per sq.ft).

2.145 The majority of available units are graded as second-hand accommodation (48%), with 26% classed as new or refurbished. The remaining 26% has not been classified by the researchers inputting the data. 13,333 sq.m (143,500 sq.ft) of the available office floorspace has been on the market for over 12 months.

2.146 The table below shows the breakdown of available office accommodation organised by the major settlements, as recorded by Focus.

*Figure 2.17: Office availability*

Location	No. of Entries	Total sq.m Available	Total sq.ft Available
Selby	32	4,607	49,561
Sherburn-in-Elmet	5	2,264	24,375
Tadcaster	1	208	2,239
Rural / Other	48	6,904	74,317

Source: Focus, October 2014

<sup>1</sup> Office data extracted from Focus property database relates to the B1(a) use class. It is categorised by Focus as "B1 Office/Business". The data has been sense-checked to ensure it relates to B1(a) use class properties.

2.147 The table above provides a mixed picture. A large proportion of vacant office space is located in Selby, the District's principal commercial area, with a much lesser amount of availability in Sherburn-in-Elmet and Tadcaster, perhaps reflecting lesser supply. A large amount of supply is located in the rural north of the District, specifically at the Riccall Business Centre in Riccall.

#### *Demand and recent transactions*

2.148 Desk-top analysis using the Focus database reveals that in the last 36 months (October 2011 to October 2014) there have been 17 recorded office transactions in Selby District, all of which related to lettings (occupation interest). Approximately 2,267 sq.m (24,402 sq.ft) of office space was recorded as having been transacted, equating to an average take-up per year of 755 sq.m (8,134 sq.ft).

2.149 It should be noted that not all office transactions will have been captured by the database as some transactions will not be made public or shared with Focus researchers. The 17 transactions do not, therefore, necessarily represent the true level of market activity but the database does provide the best source of collated transactional information.

2.150 All of the transactions relate to office suites of less than 500 sq.m (5,382 sq.ft) and 47% related to units of less than 100 sq.m (1,076 sq.ft). The largest recorded transaction related to a 353 sq.m (3,800 sq.ft) letting at Abbey Court, forming part of Selby Business Park, recorded in October 2011. Of the deals recorded there was an equal split between new or refurbished accommodation and second-hand accommodation.

2.151 Between January and October 2014 there were seven recorded office transactions in the District and all of these were in Selby itself. Two of three recorded transactions in 2013 were also in Selby (the third was in the rural north of the District). Four of five transactions recorded in 2012 were also in Selby with one in Sherburn-in-Elmet.



Figure 2.18: Office deals

Location	Recorded Office Transactions		
	2014	2013	2012
Selby	7	2	4
Sherburn-in-Elmet			1
Tadcaster		1	
Rural / Other			

Source: Focus, October 2014

## Industrial sector

### Supply

- 2.152 Selby District has a varied industrial property offer (B1(c), B2 and B8). Selby itself and Sherburn-in-Elmet act as key industrial locations. The existing stock varies in terms of type and quality from modern large single-occupier units to multi-let secondary and tertiary units.
- 2.153 Access 63 is a significant speculatively developed industrial development located to the south-east of Selby and delivered by Shepherd Developments. Units range in size from 1,393 sq.m (15,000 sq.ft) to 6,038 sq.m (65,000 sq.ft) and are available on a freehold or leasehold basis.
- 2.154 Sherburn Distribution Park is an established distribution location to the north-east of Junction 43 of the A1(M). Units 190, 330 and 550 are currently marketed for sale or to let and extend to 17,648 sq.m (189,965 sq.ft), 30,695 sq.m (330,401 sq.ft) and 51,126 sq.m (550,336 sq.ft) respectively.
- 2.155 Harrison's Escrick Business Park, north of Selby, comprises 14 warehouses, available to buy or let, with units ranging in size from 116 sq.m (1,250 sq.ft) to 474 sq.m (5,100 sq.ft). A number of these units can be combined to create larger accommodation.
- 2.156 At Blackwood Hall Business Park near North Duffield, a selection of the industrial units can be occupied on a co-location basis with the office accommodation. Similarly to the

office accommodation, units can be occupied on a traditional basis (i.e. by way of a lease, with rent and a service charge being payable).

### *Availability*

- 2.157 According to Focus property market database<sup>2</sup>, as of 27 October 2014 there were 18 industrial properties available to let in Selby District with a combined floorspace of approximately 58,646 sq.m (631,236 sq.ft). According to the data, quoted rents range from £27 to £75 per sq.m (£2.50 to £7 per sq.ft). The average rent from the data extracted is £53 per sq.m (£4.90 per sq.ft).
- 2.158 The majority of available units are graded as second-hand accommodation (72%), with 28% classed as new or refurbished. 51,000 sq.m (549,000 sq.ft) of the available floorspace has been on the market for over 12 months. The table below shows the breakdown of available accommodation organised by the major settlements, as recorded by Focus.

*Figure 2.19: Industrial availability*

Location	No. of Entries	Total sq.m Available	Total sq.ft Available
Selby	6	3,914	42,130
Sherburn-in-Elmet	9	54,315	584,682
Tadcaster			
Rural / Other	3	417	4,480

Source: Focus, October 2014

- 2.159 The table above demonstrates the dominance of Selby and Sherburn-in-Elmet as key commercial locations in the District.

### *Demand and recent transactions*

- 2.160 Desk-top analysis using the Focus database reveals that in the last 36 months (October 2011 to October 2014) there have been 26 recorded B2 and B8 (industrial) transactions in Selby District, 85% of which related to lettings. Approximately 78,198 sq.m (841,000 sq.ft) of industrial space was recorded as having been transacted, equating to an average take-up per year of 26,000 sq.m (280,000 sq.ft).

<sup>2</sup> Industrial data extracted from Focus property database, relating to B1(c), B2 and B8 use classes, are all categorised by Focus as "industrial" with categories including general industrial, industrial/warehousing and light industrial.

- 2.161 As with the office sector, it should be noted that not all industrial transactions will have been captured by the database as some transactions will not be made public or shared with Focus researchers. The 26 transactions do not, therefore, necessarily represent the true level of market activity but the database does provide the best source of collated transactional information.
- 2.162 22 of the recorded transactions relate to industrial accommodation of less than 1,000 sq.m (10,764 sq.ft) and four transactions relate to units in excess of 1,000 sq.m (10,764 sq.ft). The largest deal recorded was an investment sale in respect of a 54,348 sq.m (585,000 sq.ft) distribution warehouse in Sherburn-in-Elmet which was recorded as occurring in December 2013. Of the deals recorded, 46% were classified by the researchers as second-hand accommodation with 34% being classified as new or refurbished; 20% was unclassified.
- 2.163 Between January and October 2014 there were only two recorded transactions; 2013 recorded nine deals and 2012 recorded seven deals. A more detailed breakdown showing where the transactions occurred is shown in the table below.

*Figure 2.20: Industrial deals*

Location	Recorded Industrial Transactions		
	2014	2013	2012
Selby	1	1	2
Sherburn-in-Elmet	1	5	1
Tadcaster		1	1
Rural / Other		2	3

Source: Focus, October 2014

## Business engagement

- 2.164 As part of the Employment Land Review, consultation has taken place with local businesses to seek their views. These businesses were identified by the Council from a range of locations including Selby, Sherburn in Elmet and Tadcaster.
- 2.165 The consultations were carried out by telephone correspondence and via email; this was dependent on the consultee's preference. 13 businesses contacted were willing to

participate in the survey. A large number of businesses were unwilling to take part in the survey and for this reason it must be advised that the views gained may not be representative of the views of all businesses. The companies that were contacted will remain anonymous.

- 2.166 71 businesses were contacted in total from a list provided by the council. 58 businesses either refused to complete the survey or did not respond to several attempts to contact via email and telephone.

### Employees

- 2.167 Of the 13 companies contacted, 10 had 1-10 people employed at the premises. The remaining 3 companies had 21+ people currently employed. This demonstrates that of those surveyed more smaller businesses located in the area were willing to respond to the questionnaires.

### Change in employment rates

- 2.168 69% of businesses commented on the fact that there had been no change or very minimal change over the last 5 years in relation to employee numbers at the premises. The remaining 31% observed that for them, employee numbers had changed considerably over the last 5 years, mainly as a result of the downturn in the economy. The company which experienced an increase over the 5 years commented on the fact that it had recently increased in size meaning it required more staff.

### Employment travel

- 2.169 With regards to how far the employees travel, there was a split with regards to those whose employees travel from outside of the Selby District (46%) and those whose employees travel from within the Selby District (but the distance is further than walking and cycling distance) (46%). There was only one business where the majority of their staff travelled from within walking and cycling distance. Those businesses whose employees were located outside of the Selby District travelled from areas which included; Bradford, Leeds, York, Bedale and Manchester.

## Type of employees

- 2.170 The overall split between managerial/skilled workers and administrative/non-skilled workers is variable. 38% of businesses had a split of 0-33% managerial/skilled workers with mostly administrative/non-skilled workers. 24% of businesses had between 33-66% managerial/skilled workers. 38% of businesses had above 66% managerial/skilled workers.

## Recruitment issues

- 2.171 Over the past 5 years it was noted that the majority of businesses (72%) in the survey did not face any issues with recruitment. The small majority that did either had issues with recruiting skilled workers, or issues with recruiting non-skilled workers. This difficulty was either due to a lack of resources to recruit non-skilled workers, or the difficulty in finding employees with specific skills.

## Operational period

- 2.172 When looking into how long the businesses have been operational within the Selby District, the majority had been operational for 11-20 years. There was 1 company that had been operational for 0-10 years, 2 businesses that had been operational for 21-30 years and 2 that had been operational for more than 30 years. The lowest figure in the dataset was 8 years and the highest figure was 46 years.

## Time at premises

- 2.173 The number of years that the businesses have been at their current premises is similar to the years of operation data, with most companies falling into the 11-20 years category. 4 companies (31%) fell in the 0-10 year's category and 2 companies (15%) fell within the 31+ years category. The lowest figure again was 8 years and the highest figure was 46 years. This indicates that businesses appear to remain with their premises, with limited relocation.

## Reasons for business location

- 2.174 In relation to business reasons for locating in Selby District, these indicated a draw due to the transport links with mention of the A1 and M62 links, and links to the area through a family base or customer base. A need for easy access for staff who work for the company
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was stated as an influence. Some of the businesses commented on the suitability of their site with good rates and large enough premises for expansion.

### Site/premises satisfaction rate

- 2.175 The majority of the businesses (80%) that took part in the survey were satisfied with both their site and premises in relation to meeting their existing and future needs. There were 5 businesses (20%) that did not feel their site/premises met their needs. The reason for this dissatisfaction came down to a need for a larger premises or more space. One company commented on the fact that they were located in the "middle of nowhere" which made it difficult to attract employees. Employment came down to their willingness to travel to work. They also commented on the fact that the bus services were not regular enough to coincide with their start time.

### Willingness to stay in Selby District

- 2.176 When asked if these businesses would be willing to relocate back to the Selby District if they were to move in the future, 7 of businesses (54%) stated they would relocate back to the Selby District and 6 (46%) stated they would not choose to relocate back to the Selby District. The businesses that would relocate back to the Selby District were happy with the central location, making it easier for staff and clients to travel to the business.

### Future prospects

- 2.177 Over the next 5 years, 50% of businesses surveyed were not anticipating any change in their prospects. 4 of the companies (25%) were hoping for a higher value output in the next 5 years and 25% of companies were looking for employment growth in the next 5 years as well as a changing market for their product.

### Reason for future prospects

- 2.178 In relation to reasons for their views, one company stated that they were happy with the current running of the business. One company was pushing to keep the same amount of staff but wanted a higher value output so the business could grow. One company mentioned that due to the improvement in the housing market they were expecting an increase in staff which they hope would result in an improved value output. Another
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company was hoping to relocate to a larger building and with this move hoped for an increase in employment opportunities and a higher value output.

### Investment plans

- 2.179 The majority of the businesses contacted for this survey (77%) did not have any current plans to invest in their premises, facilities or operations over the next 5 years. 3 businesses (23%) had plans to invest in their company over the next 5 years, with plans including updating and replacing old equipment for the company, and investment in a new office for an expanding business.
- 2.180 Of the businesses that planned on investing in their premises only one already had funding in place (shareholder funds which had been set aside for development purposes). The other 2 companies did not have funding in place.

### Regional Growth Fund

- 2.181 Out of the 13 companies contacted, 6 of the businesses (46%) had already heard of the Regional Growth Fund (RGF). 7 of the businesses (54%) had not heard of the RGF. One of the companies contacted was aware of the RGF but did not know if they were eligible to receive it. Most of the companies that had not heard of the RGF wanted to know what it was and if they were eligible to receive it/if it was applicable for their industry. Nearly all of the respondents (92%) did not consider that they have investment requirements or plans which might have required grant funding. This must be seen in the context of the above statement which states that the majority of businesses had not heard of the RGF.

### Adjacent authorities

- 2.182 As recognised in the NPPF, it is relevant to consider the employment land position, both current and in terms of forward planning policy, of adjacent authority areas when considering the future position for Selby. This approach forms part of the Council's Duty to Co-operate; a requirement of the Localism Act.
- 2.183 In addition by a review of their evidence base, the adjacent authorities have been contacted as part of the undertaking of this ELR to seek a better understanding of their employment land position.

## Leeds

- 2.184 The Leeds ELR was originally produced in 2006 by ARUP with an update approved by the Council in 2010.
- 2.185 The Leeds Employment Land Review Update 2010 and Spatial Policy 9 of the adopted Core Strategy identifies a requirement for 706,250 sq m. office (B1a class) floorspace in the district. 840,000 sq m. already exist in planning permissions.
- 2.186 A requirement for a minimum of 493 ha of land for general employment uses such as research and development, industrial and distribution/warehousing uses in the District (B1b, B1c, B2 and B8 classes) is also identified.
- 2.187 The ELR identifies a potential shortfall of available employment land in some areas of the district, with surpluses in other areas. The Outer North East and the Outer East, the closest locations to the Selby Council boundary, are not identified as areas of shortfall.
- 2.188 The emerging Site Allocations in Leeds identifies large sites at Thorpe Arch (general employment), Spen Lane Common, Bramham (mixed use housing led), Hawks Park Garforth (general employment) and Peckfield Business Park (Micklefield) as suitable for future allocation in proximity to the Selby District boundary.

## York

- 2.189 The current employment land supply for York is stated within the 2009 Stage 2 Employment Land Review to comprise 92 large employment sites. Moving forward, the ELR identifies a need to deliver 49.6 ha of employment land to 2029, covering the following different land uses.
- B1a: 15.10 ha;
  - B1b: 1.21 ha;
  - B1c / B2: 0 ha;
  - B8: 33.29 ha.



2.190 The ELR looks to encourage the supply of B1a space towards undeveloped sites in centres, and B1b, B1c, B2 and B8 uses towards previously developed land outside of centres.

2.191 It is understood that York Council considers their emerging Local Plan to be purposefully ambitious in terms of economic growth (linked to ambitious housing growth). The York City Council emerging Local Plan Publication document (2014) states the following:

*In more recent times, the city's economy has moved towards being based on a service industry including both tourism as well as knowledge-based industries. The city has a number of key sector strengths. These include: the healthcare and bioscience sectors, rail, environmental and bio-renewable technologies, IT and digital companies, creative industries and financial and professional services.*

2.192 It also quotes the York Economic Strategy 2011-15 (2011), which sets ambitious targets for York to become a top five UK city and a top ten mid-sized European city. It states that:

*The Strategy sets the following vision for York: Our economic vision is for the City of York to become an international and enterprising city, and in time, the most competitive city of its size, not only in the UK but globally, leading to increased growth in the overall economy and jobs.*

2.193 The Publication document also sets out that Oxford Economic Forecasting (OEF) produced a series of projections for York for the period 2012 to 2030 as part of the City of York Economic and Retail Growth and Visioning Study (2013). The OEF also provided alternative outlook forecasts which assumed either faster growth in some sectors or an overall faster recovery in the UK economy. These add between 1,500 and 5,000 additional jobs over the forecast period.

2.194 Policy SS4 of the Core Strategy Publication sets out the Council's preferred approach to employment land provision as follows:

*York City Centre is the economic, social and cultural heart of York. It is vital to the character and future economic success of the wider city. Its special qualities and distinctiveness will be conserved and enhanced whilst helping to achieve economic and social aspirations of the Plan.*

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*York City Centre is identified as a priority area for a range of employment uses and fundamental to delivering the plans economic vision. During the Plan period it will be the principal location in the City of York area for the delivery of economic growth in the tourism, leisure and cultural sectors. It will account for the majority of the employment growth identified in these sectors.*

## East Riding of Yorkshire

- 2.195 The East Riding of Yorkshire ELR was produced by GVA in 2013 and replaces those produced previously in 2007, 2009 and 2011. The 2013 ELR provides the Evidence Base associated with the emerging Local Plan. There was a 10 page Addendum produced in 2014 that backed up assumptions regarding Siemens involvement in the area.
- 2.196 The Strategy and Allocations Documents which form the emerging East Riding Local Plan, were submitted for Examination in April 2014. Examination hearings were held in October and November 2014, and subject to a number of modifications, it is anticipated that the Plan will be adopted in October 2015.
- 2.197 Policy S6 of the draft Strategy Document (January 2014) states that the future needs of the East Riding economy will be met through the allocation of at least 235 hectares of employment land on a broad range of sites. The split is proposed to be:
- 55 ha for B1 uses – predominantly in the Major Haltemprice Settlements and Principal Towns, ensuring that, with regards to Major Haltemprice Settlements and Beverley, such uses are complementary to developments in Hull City Centre.
  - 65 ha for B2 uses – spread across a range of sites around the East Riding.
  - 115 ha for B8 uses – primarily at locations along the East-West Multi-Modal Transport Corridor, as the prime location for storage and distribution uses which generate larger freight movements.
- 2.198 205 hectares of land will also be allocated at Hedon Haven to cater for the expansion of the Port of Hull.
- 2.199 The submitted Allocations document identifies four Key Employment Sites. The closest to Selby is Capitol Park (Goole) which is located to the south-east of Selby. This site is well

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placed to take advantage of the excellent assets and transport links in the East-West Multi-Modal Transport Corridor.

- 2.200 The ELR identifies Functional Economic Areas (FEAs) across the East Riding, one of which is the Goole and Selby FEA, demonstrating functional economic linkages between the towns of Goole and Selby and their surrounding areas.
- 2.201 The Goole and Selby FEA is noted to be fairly self-contained, sharing its closest economic linkages with Selby to the west.
- 2.202 We have engaged with the Local Authority who have confirmed their view that there is a functional economic relationship between Selby and the East Riding.

### Wakefield

- 2.203 The Core Strategy (adopted April 2009) identifies a need for commercial offices (in city/town centres), light & general industry and wholesale & freight distribution.
- 2.204 The office market in Wakefield District is affected by its relative proximity to Leeds with a concentration of public sector office employment in the city centre. In recent years office parks have been built on the edge of Wakefield at Calder Park, Paragon Park and Silkwood Park, all close to the M1 motorway.
- 2.205 Due to its location the district has attracted large warehouse developments, including the Wakefield Europort freight interchange facility. An average of 17 hectares a year has been developed for warehousing and distribution in the M1/M62 corridor between 1996-2005.
- 2.206 The Core Strategy states that the results of monitoring show a sufficient supply of employment land across the district at the end of March 2007 to meet demand for the next 15 years, however account needs to be taken of the quality, location and availability of sites to meet specific types of employment use.
- 2.207 Most new development will take place within the urban areas to take advantage of existing services and high levels of accessibility.
- 2.208 Core Policy CS8 states that in total a gross supply of 350 hectares of prime employment land is proposed in the district up to 2021. 255 hectares of this land is currently available

(75 ha for commercial office development, 85 ha for light and general industry and 95 ha for wholesale and freight distribution). The remaining 95 ha will be identified for wholesale and freight distribution, along the M62 corridor.

2.209 The Council adopted the Site Specific Policies Local Plan on 12 September 2012.

2.210 We have engaged with the Local Authority who have stated that the current employment land supply is 317.68 ha which means there is a surplus of employment land. They have agreed that there is a functional economic relationship between Selby and Wakefield due to both being within the Leeds City Region LEP.

## Doncaster

2.211 In September 2014, the Council decided to withdraw the LDF Sites and Policies Development Plan Document and to proceed with the preparation of a new Local Plan. Upon adoption this will replace the Core Strategy (adopted May 2012) and the saved policies of the Doncaster UDP (adopted 1998).

2.212 The Employment Land Review was produced in December 2009 and with an update note produced in 2011. An Employment Land Availability Report was produced in 2014.

2.213 Robin Hood Airport is seen as an economic driver for the region and the review identifies 74 ha of net additional employment land based on the draft Airport Masterplan which extends to 2030. This includes 53.3 ha that has planning consent and includes a new cargo terminal.

2.214 The Doncaster Core Strategy provides slightly updated figures. It states that due to the location of Doncaster close to the motorway network the strategic warehousing sector has been growing. Policy CS2 indicates that an additional 290 hectares (net) of additional distribution warehousing will be allocated, with the broad locations being the M18/M180 corridor at junctions close to Armthorpe, Stainforth/Hatfield and/or Thorne and the Strategic Rail Freight/Interchange at Rossington.

2.215 Policy CS5 gives priority to sites at the proposed Strategic Rail Freight Interchange at Rossington which it is envisaged will provide approximately 166 hectares.

- 2.216 Other requirements also updated include a requirement for an additional 140,000 sqm of office (B1) floorspace and 190 hectares for light industry and manufacturing (B1 and B2). The future provision for offices is based on the emerging schemes in the town centre.
- 2.217 The Employment Land Availability Report 2014 identifies the remaining employment land supply in Doncaster as 589 ha. We have engaged with the Local Authority who has advised that this supply includes several allocated sites (UDP) that are unlikely to be developed for employment use. There is a possibility that the outstanding supply is unlikely to fulfil the land requirement for the Local Plan so the Local Plan land requirement is currently being re-assessed.
- 2.218 It has been identified within the Census 2011 that almost 2,000 workers (aggregate) commute between Doncaster and Selby on a daily basis.

## Harrogate

- 2.219 The Employment Land Review was produced in January 2006 by Drivers Jonas. The ELR identified that whilst in overall terms there was sufficient quantity of employment to meet forecast requirements, particular consideration needed to be given to increasing currently available land supply in Harrogate Town and future long term supply in Boroughbridge.
- 2.220 The Core Strategy adopted in February 2009 identifies three main sectors of the local economy: business development, tourism (both conference & business and holiday) and retail and town centre development.
- 2.221 The Core Strategy states that the focus for economic growth in the District is essentially one of meeting the expansion and re-location needs of local businesses and providing support for small business start-ups to ensure sufficient jobs for the resident population. One of the Core Objectives is to protect and enhance the District's town centres, conference, business and holiday tourism, and the digital and food cluster industries.
- 2.222 Policy JB3 of the Core Strategy states that from 2005-2021 a good range and mix of employment sites will be maintained and enhanced and provision made for some 45 hectares of land for employment land including in Harrogate Town (4.36 ha), Knaresborough (8.95 ha) and Ripon (15.3 ha).
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- 2.223 It also identifies a specific employment land requirement for Harrogate Town/Knaresborough of some 5ha to meet the next 5 years supply, part of which will be needed to support office growth in Harrogate town.
- 2.224 The Harrogate Sites and Policies DPD (2013) has recently been withdrawn with a key reason being the out of date ELR. The Council has commissioned a new ELR which will feed into the new emerging Local Plan for Harrogate.

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## 3. Employment land supply

### Identification of sites

- 3.1 Analysis of the supply of employment land across Selby has been conducted in both qualitative and quantitative terms, in line with the former DCLG guidance (published in 2004, but not replaced and widely regarded as best practice). The guidance stipulates the need for a fine grain approach to the assessment of sites, factoring in qualitative considerations, including deliverability and market appeal of sites.
- 3.2 The current employment land supply in Selby is identified to be:
- Allocated employment land supply, as per existing remaining allocations (in the Selby District Local Plan 2005 and the Selby District Core Strategy 2013); and
  - Windfall sites with extant permission for employment uses (B1 / B2 / B8) (as at October 2014).
- 3.3 A number of additional sites have also been considered as part of this ELR which could form potential future employment land should it be deemed to be required. Sites considered as part of this review include:
- Remaining land that was considered in the 2010 ELR which isn't allocated / windfall development land
  - Sites allocated in the Site Allocations Development Plan Document (DPD) Preferred Options
  - New sites put forward for employment uses in the 2013 Call for Sites to inform the Strategic Housing Land Availability Assessment (SHLAA)
- 3.4 A specific Call for Sites has not been undertaken as part of this ELR exercise.
- 3.5 The sites in the above categories were mapped and any double counting addressed / removed. Given the range of reference codes existing for the sites (existing Local Plan, ELR 2010, Site Allocations DPD Preferred Options, planning permissions and Call for Sites) GVA has created a unique ELR reference code for each. The unique ELR reference code

makes clear whether the site forms part of the existing supply (ES sites) or the potential additional supply (PS sites).

- 3.6 The resulting schedules of sites are included in Appendix 1 (existing supply) and Appendix 2 (potential additional supply, with the associated mapping included in Appendix 3A (index map) and 3B (individual map sheets 1 – 18).

## Site Assessment Methodology

- 3.7 Detailed site assessments have been undertaken for the sites included under the three categories of allocated, windfall and potential additional sites. The majority of sites that fall under these headings are sites that are in the main vacant and not currently in employment use, with a limited number that are redevelopment opportunities.
- 3.8 Site assessments have been documented on a proforma prepared by GVA and agreed with the Council. Site visits were also made to the majority of sites. In line with PPG, sites of less than 0.25ha have not been assessed and they have been removed from the supply.
- 3.9 PPG requires that the following are considered when assessing the development potential of sites:
- **Suitability** – including a review of physical limitations or problems, impacts on landscape features, nature and heritage conservation, likely market attractiveness, contribution to regeneration priority areas and environmental / amenity impacts in relation to neighbours; there is a presumption that existing sites (allocated or with permission) will be suitable for development unless circumstances have changed
  - **Availability** – a site is considered available when, on best information available, there is confidence that there are no legal or ownership problems; and developers / landowners will often have expressed an intention to develop or sell; consideration should also be given to the delivery record of developers or landowners, and whether there is a history of unimplemented permissions
  - **Achievability** – where there is a reasonable prospect that development will take place – essentially a judgement about viability and the capacity of a developer to complete and let or sell the development over a certain period
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3.10 Based on this guidance, GVA's review of each site includes the following information:

#### Basic information

3.11 This includes the following:

- **Site name**
- **Map sheet reference** – as per GVA mapping
- **Alternative references** – identifying any references additional to the allocated unique GVA ELR code, so for example, the existing Selby Local Plan reference, or a planning permission reference
- **Site area** – this is the net area of the site available for consideration (not necessarily the net developable area); this is based on the area within the site boundary boundary, provided by the Council, and any net downs estimated where Council take-up data, site visits or policies indicate that a reduced area of employment land is available
- **Flood Zone** – this reflects the flood zone for the site as per the Environment Agency's fluvial & tidal flood mapping. Consideration of this particular constraint has been removed from any scoring of the site to allow for the application of the sequential test through the development allocation process, without prejudicing other aspects of the consideration of site suitability
- **Ownership** – we have identified whether a site is in public or private ownership (as far as we are aware)
- **Landowner intentions** – in relation to the existing supply, we have identified the landowner intentions with regard to delivery of employment uses on the site where possible, informed by conversations with landowners; in relation to the potential additional supply, it has been assumed that all of the sites put forward in relation to the Call for Sites have a willing landowner, and for all other sites (from the ELR 2010 / the Preferred Options) intentions have been recorded as unknown

3.12 The sites lists in Appendix 1 and Appendix 2 have been colour coded to reflect our understanding of landowner willingness.

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## Site assessment

3.13 Each site was scored under the following headings, applying the approach detailed in Appendix 4.

### *Market assessment criteria:*

- Availability (timescale) – is the site deemed to be immediately available, available in the short / medium term, or in the long term
- Market activity / developer interest – evidence of recent market activity / developer interest in bringing the site forward
- Site constraints / abnormalities – consideration of development constraints / abnormalities such as site access, contamination, utilities routes
- Planning policy constraints – consideration of whether the site is located in a protected area / covered by a protective designation (for example, conservation areas, ecological designations etc.)
- Strategic accessibility – consideration of whether the site has strategic accessibility on a local, sub-regional, regional, national or international basis
- Site and/or premises condition – whether the site would require clearance or engineering works to enable the development to take place

### *Sustainable development criteria:*

- Location & quality of surrounding environment – sequential assessment of the site in relation to its proximity to centres in the Selby District settlement hierarchy
- Previously developed land / greenfield – consideration of whether the site is greenfield or previously developed brownfield land
- Public transport accessibility – reviewing quality of public transport provision based on proximity to rail / bus facilities in different types of centre in the Selby District settlement hierarchy

- Accessibility by walking and cycling – reviewing at a site specific scale whether the site has access into existing walking / cycling infrastructure (pavements / cycle lanes)
- Suitability for employment development – whether a site is suitable for employment development by virtue of its scale, nature, characteristics, adjacent uses etc.

*Strategic planning criteria:*

- Planning context – whether the site has planning permission for employment development (as at October 2014), is currently allocated for employment development, or has permission for non-employment uses
- Importance to LEP strategy – whether a site will assist in delivering the objectives of the LEP (defined as being a focus on priority sites / locations – Olympia Park and Sherburn Industrial Estate)
- Strategic sites – whether the site is classed as ‘strategic’ in the Core Strategy (i.e. Olympia Park) and proximity to such a site

Potential role of the site:

*Potential Employment Market Segment:*

- GVA has identified the potential employment market segment that the site could provide for should it be developed for employment uses, in line with the definitions included within the guidance. The full list of potential uses identified is included in the Figure 3.1 below.

Figure 3.1: Potential employment market segment definitions

Potential Employment Market Segment	Definition
General Industrial / Business Areas	Coherent areas of land which are, in terms of environment, road access, location, parking and operating conditions, well suited for retention in industrial use. Often older, more established areas of land and buildings. A mix of ages, qualities and site/building size.
High Quality Business Parks	These are likely to be sites, no less than 5ha but more often 20ha or more, already occupied by national or multi-national firms or likely to attract those occupiers. Key characteristics are quality of buildings and public realm and access to main transport networks. Likely to have significant pure office, high office content manufacturing and R & D facilities. Includes 'Strategic' inward investment sites.
Sites for Specific Occupiers	Generally sites adjoining existing established employers and identified by them or the planning authority as principally or entirely intended for their use.
Established or Potential Office Locations	Sites and premises, predominantly in or on the edge of town and city centres, already recognised by the market as being capable of supporting pure office (or high technology R&D/business uses).
Heavy / Specialist Industrial Sites	Generally large, poor quality sites already occupied by or close to manufacturing, and processing industries. Often concentrated around historic hubs such as ports, riverside and docks.
Specialised Freight Terminals eg aggregates, road, rail, wharves, air	These will be sites specifically identified for either distribution or, in the case of airports, support services. Will include single use terminals eg aggregates.
Recycling / Environmental Industries Sites	Certain users require significant external storage. Many of these uses eg waste recycling plants can, if in modern premises and plant, occupy sites which are otherwise suitable for modern light industry and offices. There are issues of market and resident perceptions of these users. Some sites because of their environment (eg proximity to heavy industry, sewage treatment works etc) may not be marketable for high quality employment uses.
Incubator / SME Cluster Sites	Generally modern purpose built, serviced units.
Research and Technology / Science Parks	Usually office based developments, which are strongly branded and managed in association with academic and research institutions. They range from incubator units with well developed collective services, usually in highly urban locations with good public transport access to more extensive edge/out of town locations.
Warehouse / Distribution Parks	Large, often edge/out of town serviced sites located at key transport interchanges.

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### *Investment Potential*

- GVA identified the investment potential for each site based on the scale of occupier that a site may appeal to – indigenous, sub-regional, regional, national and international, determined on a site by site basis informed by the rest of the site assessment exercise undertaken.

## **Functional economic areas**

- 3.14 Paragraph 7 of the NPPF states that a key economic role of the planning system is “contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation”. This supports the need to consider land supply and demand at a level below local authority.
- 3.15 PPG develops this idea of the need to understand demand and supply at the more localised level in more detail, specifically within ‘Assessment of housing and economic development needs’ Section 2: What areas should be assessed.
- 3.16 The guidance notes that demand and supply should be considered at Functional Economic Area (FEA) level, as the most appropriate geography for understanding need. It goes on to state that “no single of source of information will be comprehensive in identifying the appropriate assessment area; careful consideration should be given to the appropriateness of each source of information and how they relate to one another.” FEA indicators include:
- Extent of LEPs within the area;
  - Travel to work areas;
  - Housing market areas;
  - Flows of goods and services and information within the local economy;
  - Service market for consumers;
  - Administrative area; and
  - Transport network.

## Functional Economic Areas in Selby

- 3.17 Following our review in Section 2, it is clear that the functional economic areas in Selby mirror the Labour Market Areas identified in the York and North Yorkshire Economic Assessment 2010.
- 3.18 We have, however, made one adjustment to enable the inclusion of Olympia Park in the Selby Town FEA, which reflects how the site which is identified in the Core Strategy relates to the town (rather than relating to the rural area to the north).
- 3.19 The FEAs for Selby District, as applied in this study, are shown on the index map included in Appendix 3A.

## Sites summary

- 3.20 In line with PPG guidance, all analysis of the employment land supply and potential additional sites has been undertaken based on the FEAs identified above. Figure 3.2 below summarises the sites that falls into different categories of supply and different FEAs and Figure 3.3 summarises the totals across Selby District.
- 3.21 These tables are based on the detailed schedules of existing and potential additional supply included in Appendix 1 and Appendix 2.

*Figure 3.2: Sites summary - existing supply and potential additional sites by FEA*

Type of development site	Selby Town FEA		Selby Rural FEA		South Selby FEA		Sherburn FEA		Tadcaster FEA	
	No. of sites	Area (ha)	No. of sites	Area (ha)	No. of sites	Area (ha)	No. of sites	Area (ha)	No. of sites	Area (ha)
Allocated sites	4	30.40	1	1.31	1	2.90	1	1.46	1	9.00
Windfall / committed development sites	2	12.80	1	0.56	2	5.51	1	34.91	1	0.20
<b>TOTAL EXISTING SUPPLY</b>	<b>6</b>	<b>43.20</b>	<b>2</b>	<b>1.87</b>	<b>3</b>	<b>8.41</b>	<b>2</b>	<b>36.37</b>	<b>2</b>	<b>9.20</b>
Additional potential sites	13	94.45	19	138.66	11	119.31	8	164.73	6	35.68

Figure 3.3: Sites summary - existing supply and potential additional sites Selby wide

Type of development site	Selby wide	
	No. of sites	Area (ha)
Allocated sites	8	45.07
Windfall / committed development sites	7	53.98
<b>TOTAL EXISTING SUPPLY</b>	<b>15</b>	<b>99.05</b>
Additional potential sites	57	552.83

## Current Employment Land Supply

3.22 The current employment land supply is considered in the following paragraphs by FEA, drawing on the schedule in Appendix 1. High scoring and low scoring thresholds have been determined by taking the highest and lowest scores and identifying quartiles based on the range.

### Selby Town FEA

3.23 Within the Selby Town FEA, there are 4 sites in the existing supply that are existing allocations and two sites that are windfall development sites.

#### *ES1 – Olympia Park, existing allocation*

3.24 The largest existing allocation in this FEA, and in Selby District, ES1, is Olympia Park, allocated under Core Strategy Policy SP7, which replaced and extended Local Plan allocations BAR/1 and BAR/1A. Part of the site also benefits from planning permission 2011/0731/OUT for B1 business / B2 / B8 uses on land to the north of the railway line.

3.25 The site is identified as 23ha of employment land in Core Strategy, part of a wider mixed use allocation, and it is understood that the employment element of development is intended to be on land to the east of the overall allocation running along the line of the A63.

3.26 The site is identified as a strategic site in the Core Strategy, and it is also a LEP priority. It is located on the edge of Selby and benefits from good strategic access. It is subject to some physical constraints (high voltage lines, and the railway) but these are not seen as

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limiting. The site has an access straight off the A63 and is classed as immediately available for development. Indeed, the site is being actively marketed.

- 3.27 Given all of the positive attributes associated with Olympia Park, it achieves the highest overall score in this review of 61. It is classed as having the potential to cater for a range of general industrial / business uses and as likely to appeal to national occupiers.

*ES2 – Selby Business Park, existing allocation*

- 3.28 ES2, Selby Business Park, is allocated in the 2005 Local Plan under BRAY/1. The remaining site area is understood to be approximately 3.05ha, which is the land to the west of the allocation. There is a complex planning history at the site, which is understood to still benefit from extant permissions.
- 3.29 The landowner has now split the remainder of the site into two parts – the land that will complete the employment development that they have serviced and are progressing with, and the land that they are actively promoting for residential development.
- 3.30 The former includes the land known as Plots D and E, and the latter is land that they intend will be serviced off Brayton Lane (whilst contrary to the allocation, it is understood that this is under discussion as an option with the local highway authority).
- 3.31 The site is classed as immediately available based on the ongoing progression with Plots D and E and it is well located strategically in proximity to the A63 and established uses on the developed part of the allocation. The site is located on the edge of Selby, in proximity to Olympia Park, with no significant physical constraints identified.
- 3.32 Based on Plots D and E, the site scores relatively highly with 53. However, this score would reduce to 49 if the intended residential development site is considered alone.
- 3.33 The site is classed as having the potential to cater for a range of general industrial / business uses and as likely to appeal to sub-regional occupiers based on the remaining plot sizes and locations within the estate.
- 3.34 However, given landowner intentions and the relatively limited remaining area for development, it is unlikely that this site will make a significant contribution to the future employment land supply in this FEA.



*ES7 – Denison Road, Selby, existing allocation*

- 3.35 ES7, Denison Road, is allocated in the 2005 Local Plan under SEL/4. The majority of the allocation has recently been developed for industrial / warehousing known in the market as Access 63, reflecting its location with strategic access onto the A63.
- 3.36 The remaining site area is understood to be approximately 2.75ha, which is the land to the east and west of the allocation, which it is understood in part benefits from extant permission.
- 3.37 The landowner's intentions for the remaining plots are not known, and for the purposes of our site assessment we have assumed that they are immediately available with no significant constraints.
- 3.38 The site is located on the edge of Selby in proximity to Olympia Park, with employment uses located on the remaining parts of the allocation. It achieves a high score of 57.
- 3.39 The site is classed as having the potential to cater for a range of general industrial / business uses and as likely to appeal to regional occupiers based on the remaining plot sizes and locations.

*ES3 – East of Bawtry Road, existing allocation*

- 3.40 ES3, East of Bawtry Road, is allocated in the 2005 Local Plan under BRAY/2. The remaining site area is understood to be approximately 1.60ha, with no development on the allocation taking place to date and no extant planning permissions. A previous permission, connected to a mixed use development outline, is understood to have lapsed.
- 3.41 The original intention of the allocation is understood to have been driven by the location of the site in a gateway location in proximity to the then planned Selby bypass (A63). It is, however, unclear how access would be achieved given the proximity of the site to the roundabout.
- 3.42 There is no evidence of the site being marketed and the landowner's intentions for the site are unknown.

3.43 The site is located on the edge of Selby in proximity to Olympia Park, albeit its suitability for employment uses is questionable given the proximity to the residential development adjacent. It achieves a relatively low score of 46.

3.44 The site is classed as having the potential to cater for a range of general industrial / business uses and as likely to appeal to regional occupiers based on the site size and location.

*ES11 – Industrial Chemicals, Bawtry Road, windfall site*

3.45 ES11 covers the land at the Industrial Chemicals site in Selby (formerly Clariant UK), which benefits from planning permission for the expansion of the chemical works (2012/0705/FUL). (It is understood that there may be broader proposals to promote the site for future alternative development. At the point the permission lapses, the site would no longer form part of the existing supply, and it would instead form part of the potential supply and would need to be considered as such).

3.46 The site area is 8.62ha, and is within Selby Town. As an expansion site with the benefit of planning permission it is clearly classed as suitable for employment related development. It achieves a high score of 55.

3.47 Based on the above, the site is classed as a site for a specific occupier with international presence.

*ES17 – Tate & Lyle, Denison Road, windfall site*

3.48 ES17 covers the land at the Tate & Lyle site in Selby, which benefits from planning permission for the construction of a new agri-processing plant and change of use of sports field to industrial use (2010/0141/FUL).

3.49 The site area is 4.18ha, and is within Selby Town. As an expansion site with the benefit of planning permission it is clearly classed as suitable for employment related development, however there is a need for significant site clearance (currently operational) before the development can proceed and there is anticipated contamination. The site achieves a score of 48.

3.50 It is understood that the landowner still has plans to progress the development but not immediately.

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- 3.51 Based on the above, the site is classed as a site for a specific occupier with international presence.

### Selby Rural FEA

#### *ES4 – Cliffe Common, Cliffe, existing allocation*

- 3.52 ES4, Cliffe Common, is allocated in the 2005 Local Plan under CLF/1. The remaining site area is understood to be approximately 1.31ha, reflecting take up in the allocation.
- 3.53 The remaining land is identified as relatively unconstrained, and it is in a countryside location that has poor strategic accessibility and poor sustainable travel credentials.
- 3.54 The land is classed as available and adjacent to existing businesses so broadly suitable for employment development, but it is assumed that any new development is only really likely to be connected to the expansion of the existing businesses on site (albeit it is acknowledged that the original allocation intended the land for general availability). Landowner intentions are unknown therefore it has not been possible to test this assumption.
- 3.55 The site is the lowest scoring site in the existing supply, largely due to its poor sustainability credentials and lack of any evidence that further employment development will be delivered on site.
- 3.56 Based on the above, the site is classed as a site for a specific occupier for a national business (Just Paper Tubes is one of the operational businesses). It is considered unlikely that this site will make a significant contribution to the future employment land supply in this FEA.

#### *ES13 – Andy’s Motor Spaces, Hemingbrough, windfall site*

- 3.57 ES13 covers land known as Andy’s Motor Spares on Hull Road, Hemingbrough. The site benefits from planning permission for the erection of a vehicle maintenance building including an office and sales area (2006/0961/FUL). It is understood that this permission is extant.
- 3.58 The site area is 0.56ha, and it is on the edge of a Designated Service Village. As an expansion site for an existing business which appears to currently be used for vehicle
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storage, with the benefit of planning permission, it is classed as suitable for employment related development. The site achieves a score of 50.

- 3.59 The landowner's intention to progress with the permitted development is unknown. Based on the above, the site is classed as site for a specific occupier (indigenous).

## South Selby FEA

### *ES5 – Selby Road (north), Eggborough, existing allocation*

- 3.60 ES5, Selby Road (north) at Eggborough is allocated in the 2005 Local Plan under EGG/5. The remaining site area is understood to be approximately 2.9ha, reflecting past take up of the allocation / the remaining land understood to be available (the site is known as North Point Business Park).

- 3.61 The remaining land is relatively unconstrained with good strategic accessibility to the A19 and M62. The site is close to a Designated Service Village. It is understood that the remaining land is immediately available, possibly with the exception of the small triangular plot to the north of the site (to the north of the existing Barker & Stonehouse warehouse), and the landowner intentions have been confirmed as such.

- 3.62 It appears that some / all of the existing site or remaining land is subject to current marketing and it is understood that an application for the extension of an existing warehouse on site is understood as likely to be submitted in the near future.

- 3.63 The site is relatively high scoring with a score of 54. It is identified as having the potential to cater for general industrial / business uses.

### *ES20 – Euro Auctions, Kellington, windfall site*

- 3.64 ES20 covers land at Euro Auctions Ltd. on Roall Lane, Kellington. The site benefits from planning permission for the extension of the Euro Auctions site (2012/0415/FUL) and it is understood that this permission is extant.

- 3.65 The site area is 5.0ha, net down from the overall site area to reflect the expansion element of the planning application.

- 3.66 The site is close to a Designated Service Village and has good strategic accessibility to the A19 and M62. As an expansion site for an existing business it is classed as suitable for employment related development site. The site achieves a score of 48.
- 3.67 The landowner's intention to progress with the permitted development is unknown. Based on the above, the site is classed as site for a specific occupier with international presence.

*ES15 – Brocklesby, Unit 1, Great Heck, windfall site*

- 3.68 ES15 covers land at Unit 1, Long Lane, at Great Heck. The site benefits from planning permission for the construction of a steel segmental arch building for use as a maintenance workshop (2011/0328/FUL).
- 3.69 The site area is 0.51ha and it is assumed that the proposed development relates to the existing operation on the site. The site is relatively unconstrained and is close to a Secondary Village. Given surrounding employment uses, the site is clearly suitable for employment development. The site achieves a score of 47.
- 3.70 The landowner's intentions with regard to the development are unknown. Based on the above, the site is identified as a site for a specific occupier, for the existing indigenous occupier (Brocklesby Building Products Ltd.).

## Sherburn FEA

*ES8 – Enterprise Park, Sherburn in Elmet, existing allocation*

- 3.71 ES8 at the Enterprise Park, Sherburn in Elmet is allocated in the 2005 Local Plan under SHB/2. The remaining site area is understood to be approximately 1.46ha, reflecting past take up of the allocation / the remaining land understood to be available.
- 3.72 The site is on the edge of a Local Service Centre (Sherburn in Elmet) and is well located within the Enterprise Park, surrounded by other employment uses. Strategic access is reasonable via the A162.
- 3.73 Whilst the existing allocation suggests access should come from the highway to the west, it appears from our site visit that this is not possible given ownership boundaries. Given the fact that the site is therefore landlocked between two existing businesses, it appears that the opportunity for employment development at the site is specific to these occupiers.
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- 3.74 We have been informed by the agent for one of the businesses (John King Chains Ltd.) that their recent extension has been built out and that they have no further plans for expansion. Similarly, it is our understanding that a permission for the expansion of the Supercook factory (the other adjacent business) has lapsed.
- 3.75 The site achieves a high score of 55, and based on the above it has been identified as a site for a specific occupier with international presence. It must be noted that as a general industrial / business site the site would achieve a lower score due to the significant constraint of the access arrangements.
- ES12 – Land at former airfield, Sherburn in Elmet, windfall site*
- 3.76 ES12, Land at the former airfield, Lennerton Lane, Sherburn in Elmet, benefits from outline planning permission for B2 (£0%) and B8 uses (70%) (2013/0467/OUT).
- 3.77 The site is large, covering 34.91ha in total. As with ES8, the site is on the edge of a Local Service Centre (Sherburn in Elmet) and is well located in proximity to the Enterprise Park, adjacent to other employment uses. Strategic access is reasonable via the A162.
- 3.78 It is understood that the promoter of the site considers that the option for new development on land adjacent to the existing Enterprise Park will offer the opportunity to develop modern units that may eventually provide for the relocation of occupiers out of less suitable premises in the existing Enterprise Park.
- 3.79 With the benefit of planning permission, the site appears to be immediately available (subject to securing reserved matters approval). Whilst the intentions of the landowner have not been confirmed during the preparation of the ELR, it is assumed that they continue to support the development of this site for employment uses.
- 3.80 The site achieves an average score of 48 and is identified as a potential Warehouse / Distribution Park for international occupiers, in line with the outline planning approval.

## Tadcaster FEA

### *ES9 – London Road, Tadcaster, existing allocation*

- 3.81 ES9, London Road, Tadcaster, is allocated in the 2005 Local Plan under TAD/3. It is understood that no development has historically been undertaken on this allocation
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therefore the site area remains 9.0ha. There is no evidence that any marketing of the site has taken place.

- 3.82 The site is adjacent to a Local Service Centre (Tadcaster) and has good strategic access onto the A64. It is understood that there is a lapsed permission and it is considered that the site is generally suitable for employment uses. The landowners intentions for the site have not been confirmed directly, however, in the Council's 2011 SHLAA assessment and at the 2012 Examination in Public, information was provided to the Council that the site would not be brought forward for development.
- 3.83 The site is low scoring with a score of 41. It is identified as having the potential to cater for general industrial / business uses for regional occupiers.

*ES14 – Papyrus Works, Newton Kyme, windfall site*

- 3.84 ES14 covers land the former Papyrus Works, Newton Kyme. The site benefits from planning permission principally for residential development, with extant permission for 9 employment units included (2012/1053/FUL). It is understood that the intention is that these employment units are intended to provide B1 workspace to be accessed from a separate spine road serving the wider development. A total of 20,000sqft (1,850sqm) is proposed.
- 3.85 The site area included in our supply analysis is 0.2ha, which is an estimated area based on our understanding of the overall masterplan for development of the mixed use scheme. (Whilst the net down site area is below our site threshold level for assessment, as the site forms part of the existing supply and the land take is not certain, we have not removed it from our supply list).
- 3.86 The site is a brownfield site in a rural location with limited constraints and reasonable strategic access. The site is being marketed for employment uses and the landowner's intentions have been confirmed with their agent - it is therefore assumed that it is immediately available for development.
- 3.87 The site achieves an average score of 48 and based on the above is identified as a potential office location for indigenous occupiers. The site is located very close to the boundary with Leeds City and therefore may meet a need coming from either Leeds or Selby Council areas.

### Sites removed from the supply

3.88 The following sites were not assessed further as they were deemed to no longer form part of the available employment land supply:

- ES6, Selby Road (south), Eggborough, existing allocation – removed as understood no remaining land within the allocation
- ES10, Blackwood Hall Business Park, North Duffield, windfall site – removed as understood to be implemented, and due to size (0.2ha)
- ES16, Westmill Foods, Selby, windfall site – removed due to small site size (0.01ha)
- ES18, Birchwood Lodge, Barlby – removed as assumed to be implemented on site
- ES19, J&M Storage Systems, Northside Industrial Estate, Whitley, windfall site – removed as understood no further development is achievable other than minor extensions

### Summary of existing supply and recommendations

3.89 The table below (Figure 3.4) sets out our high level assessment of the existing supply and makes recommendations in terms of which sites should be carried forward in the balancing of predicted demand and supply.



Figure 3.4: Summary of site recommendations

Site	Name	Supply recommendation
<b>Selby Town FEA</b>		
ES1	Olympia Park (23.00ha)	High scoring site, retain as an allocation for general industrial / business uses
ES2	Selby Business Park (3.05ha)	Suggest remaining allocation not carried forward, assumed policy in general will continue to support the development of Plots D & E; remainder of allocation not supported by landowner therefore question mark in terms of availability
ES3	East of Bawtry Road (1.60ha)	Potential for allocation to be retained due to gateway location, subject to establishing landowner intentions and achievability of access; however, may be limited demand due to proximity to Olympia Park and Access 63 on A63 corridor
ES7	Denison Road (2.75ha)	High scoring site but largely developed out, suggest remaining allocation not carried forward, assumed policy in general will continue to support the development of remaining plots at Access 63
ES11	Industrial Chemicals (8.62ha)	High scoring site, suggest no allocation made as windfall site for a specific occupier – should not be classed as general employment land
ES17	Tate & Lyle (4.18ha)	Suggest no allocation made as windfall site for a specific occupier – should not be classed as general employment land
<b>Selby Rural FEA</b>		
ES4	Cliffe Common (1.31ha)	Low scoring site, suggest remaining allocation not carried forward, assumed policy in general will continue to support the expansion of existing businesses, unlikely to attract new businesses to occupation
ES13	Andy's Motor Spares (0.56ha)	Suggest no allocation made as windfall site for a specific occupier – should not be classed as general employment land
<b>South Selby FEA</b>		
ES5	Selby Road (north) (2.90ha)	Suggest remaining allocation not carried forward, assumed policy in general will continue to support the development of remaining plots at North Point Business Park
ES15	Unit 1, Great Heck (0.51ha)	Suggest no allocation made as windfall site for a specific occupier – should not be classed as general employment land
ES20	Euro Auctions (5.00ha)	Suggest no allocation made as windfall site for a specific occupier – should not be classed as general employment land
<b>Sherburn FEA</b>		
ES8	Enterprise Park (small plot) (1.46ha)	High scoring site, suggest remaining allocation not carried forward, assumed policy in general will continue to support the expansion of existing businesses (access not possible for others)
ES12	Land at former airfield (34.91ha)	Suggest allocation made to partly / wholly reflect planning permission to support delivery of additional employment land in established location; allocation could state preference for warehouse & distribution uses; consideration will need to be given in parallel to how the remainder of Sherburn Enterprise Park is treated into the future
<b>Tadcaster FEA</b>		
ES9	London Road (9.00ha)	Low scoring site, with historic lack of delivery and lapsed permission; previous evidence that site will not be brought forward for development therefore it is suggested that the allocation is not carried forward
ES14	Papyrus Works (0.20ha)	Potential for allocation to secure delivery of B1 space forming part of planning permission which is intended for general market availability; however, it may be considered that as the permission exists no additional policy stance is required

(Pink = remove, turquoise = retain, yellow = potential)

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## Potential Additional Sites

- 3.90 As stated earlier, Appendix 2 includes a full list of sites that have been considered as additional land in Selby District which could provide for a shortfall in demand for land.
- 3.91 These sites are considered on a broad basis below, by FEA. The focus of consideration for these sites is where the site achieves a high score as these sites would likely form the start of any search for new land for allocation. High scoring and low scoring thresholds have been determined by taking the highest and lowest scores and identifying quartiles based on the range.

### Selby Town FEA

#### *Site size & location*

- 3.92 Within the Selby Town FEA, 14 potential additional sites have been considered. 7 of the sites are less than 2ha in size, and 7 sites between 6ha and 21ha. The smaller sites are located with Selby Town on scattered parcels of land, one of which is the former Civic Centre, and the larger sites are on the edge of Selby to the north (Bondgate / Barlby Road) and to the south of Brayton bordering the A63.

#### *Employment market segment & investment potential*

- 3.93 All of the sites in the FEA are identified as having the potential to accommodate general industrial / business uses, with the former Civic Centre site also identified as a potential office location given its proximity to other town centre uses.
- 3.94 The larger sites on / close to the A63 corridor, these are identified as having regional investment potential, reflecting their scale and location. Investment potential could be stronger and extend to national appeal. The larger sites to the north of Bondgate are identified as having sub-regional investment potential due to their lack of strategic accessibility.
- 3.95 The smaller sites in the FEA are identified as having sub-regional or indigenous investment potential depending on their relative attributes.

*High scoring sites*

- 3.96 Of the potential additional sites in this FEA, the high scoring sites are:
- PS8 – Greencore, Barlby Road (Call for Sites reference BARLBY/001)
  - PS56 – Former Gas Holders, Prospect Way (ELR2010 reference 013)
  - PS57 – Vivars Way, Canal Road (ELR2010 reference 014)
  - PS60 – Former Tate & Lyle, East Common Lane (ELR2010 reference 018)
  - PS69 – Depot and Silos, Barlby Road (ELR2010 reference 035, also covered by two Call for Sites)
- 3.97 These sites are largely located within the urban area and are brownfield sites, which explains their high scores. However, only PS8 and PS69 have been put forward as part of the Call for Sites exercise, bringing into question the availability / achievability of the remainder, which are not being promoted for development, and which are unlikely to be the most attractive sites in the market.
- 3.98 PS8 (Greencore) has been scored as a redevelopment opportunity and is therefore classed as only long term development potential. Given the operational business on site, the purpose of the Call for Sites submission requires further consideration.
- 3.99 PS69 (Depot and Silos) is located in close proximity to Olympia Park and is a potential development opportunity which is understood to be in Council ownership..
- 3.100 The former Civic Centre site (PS55, ELR2010 012) and the Back Micklegate Car Park (PS34, Call for Sites SELBY/019) both score just below the high scoring threshold. Both sites are understood to be in Council ownership.
- 3.101 It can be noted that none of the potential additional sites in the FEA are actually being actively marketed for employment development.

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## Selby Rural FEA

### *Site size & location*

3.102 Within the Selby Rural FEA, 19 potential additional sites have been considered. 15 of the sites are less than 4ha in size (7 of which are less than 1ha). The remaining 4 sites are from just over 12ha to 42ha in size, all of which are former mine sites. The sites in the FEA are widely spread, with locations in Riccall, North Duffield, Hemingbrough, Wistow, Stillingfleet, Kelfield and Osgodby. One site is located just outside of Selby on the other side of the A63 (PS9).

### *Employment market segment & investment potential*

3.103 All of the sites in the FEA are identified as having the potential to accommodate general industrial / business uses.

3.104 The larger sites former mine sites are identified as having sub-regional investment potential, reflecting their scale but also their relatively peripheral location. The mine sites at Whitemoor Business Park and Riccall Business Park are being actively promoted for employment development by the landowner and their agents.

3.105 The sites under 4ha are identified as having indigenous investment potential, reflecting their relative scale and also their peripheral location.

### *High scoring sites*

3.106 Of the potential additional sites in this FEA, the high scoring sites are:

- PS1 – The old brickworks, Hemingbrough (Preferred Options reference HEMB 003)
- PS2 – Land at Northfield Road, Hemingbrough (Preferred Options reference HEMB 004)

3.107 As with the Selby Town scoring, these sites are located in a relatively sustainable location on the edge of the Designated Service Village of Hemingbrough. They are not subject to any significant constraints. However, neither site has been put forward as part of the Call for Sites exercise, again bringing into question their availability / achievability of the remainder.

- 3.108 PS1 (The old brickworks) has been scored as a redevelopment opportunity and is therefore classed as only having long term development potential. Given the operational business on site, the purpose of the Call for Sites submission requires further consideration.
- 3.109 PS2 is considered a suitable employment site given its proximity to nearby similar land uses, but there is no evidence of active marketing.
- 3.110 The remainder of the sites in the FEA, with the exception of PS54 (land at Riccall Common) were put forward for consideration through the Call for Sites and it is therefore assumed that they have willing landowners, although none of the sites other than aforementioned two mine sites are being actively marketed.

## South Selby FEA

### *Site size & location*

- 3.111 Within the South Selby FEA, 11 potential additional sites have been considered. All but one of the sites are 11ha or under (4 of which are less than 1.5ha in size). The largest site is much larger at nearly 75ha. Again, this largest site is a mine site, and in this case it is Kellingley Colliery, which is still largely in active use.
- 3.112 The majority of the sites are located in and around Eggborough, Whitley and Hensall (in proximity to junction 34 of the M62). There is an additional site located in Wormersley, and one close to (and arguably more related to) the Selby Town FEA at Burn.

### *Employment market segment & investment potential*

- 3.113 All of the sites in the FEA are identified as having the potential to accommodate general industrial / business uses.
- 3.114 The larger sites in proximity to junction 34 are all identified as having sub-regional investment potential reflecting their scale and location (with the exception of PS22 which appears to be partly in use and lacks road frontage). Indeed, the investment potential may be stronger for these sites. Kellingley Colliery has also been identified as a sub-regional opportunity, reflecting its scale.
- 3.115 The remaining smaller sites are identified as having indigenous investment potential.
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### *High scoring sites*

- 3.116 Of the potential additional sites in this FEA, none are identified as high scoring. The highest scoring site is PS3 – Eggborough A19 Jacksons (Preferred Options reference EGWH 013 and Call for Sites reference EGGBOROUGH/013).
- 3.117 All of the sites with the exception of PS68 – Land at 211 Weeland Road, Kellingley have been put forward through the Call for Sites and as such are considered available. One potential exception is PS15 which it appears is being marketed for residential development (likely to be alongside PS16 which has been removed from the supply).
- 3.118 None of the sites in the FEA are being marketed for employment development.

## Sherburn FEA

### *Site size & location*

- 3.119 Within the Sherburn FEA, 8 potential additional sites have been considered. Six of the eight sites are less than 10ha in size (3 of which are less than 2ha). With the exception of PS11, which is located in Brotherton, the smaller sites are located in and around Sherburn in Elmet.
- 3.120 The larger two sites are approximately 32ha and 115ha. The 115ha site is the former Gascoigne Wood mine site (PS42) and the 32ha site is the adjacent land to the south of Moor Lane Trading Estate (PS40).

### *Employment market segment & investment potential*

- 3.121 All of the sites in the FEA are identified as having the potential to accommodate general industrial / business uses, with the exception of the Gascoigne Wood mine site which is also identified as a specialised freight terminal site.
- 3.122 The larger sites in proximity to Sherburn Enterprise Park are identified as having sub-regional investment potential reflecting their scale but also, for the bigger sites, their location away from the main highway.
- 3.123 The remaining smaller sites are identified as having indigenous investment potential based on their size and peripheral location.
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### *High scoring sites*

- 3.124 Of the potential additional sites in this FEA, none are identified as high scoring. The highest scoring site is PS38 – Land East of Moorland Way (Call for Sites reference SHERBURN/014). This site is located on the roundabout adjacent to Sherburn Enterprise Park benefitting from a sustainable location. However the suitability for employment uses is questionable given proximity to residential uses
- 3.125 All of the sites with the exception of PS4 – Land to rear of 67 and 69, 77 Church Hill (Preferred Options reference SHER 017) have been put forward through the Call for Sites and as such are considered available.
- 3.126 Only one of the sites is being directly marketed for employment uses and that is PS42, the Gascoigne Wood mine site. None of the other potential additional sites in the FEA are being marketed for employment development.

## Tadcaster FEA

### *Site size & location*

- 3.127 Within the Tadcaster FEA, 6 potential additional sites have been considered. Three of the sites, those over 5ha (with the largest being nearly 18ha), are located at Appleton Roebuck (PS5, PS6 and PS7). Of the other three sites, all of which are less than 1.5ha, two are located in Ulleskelf, and one in Tadcaster.

### *Employment market segment & investment potential*

- 3.128 All of the sites in the FEA are identified as having the potential to accommodate general industrial / business uses and due to their size and/or peripheral location, all are identified as having indigenous investment potential.

### *High scoring sites*

- 3.129 Of the potential additional sites in this FEA, none are identified as high scoring. The highest scoring site is PS66 – Land adjacent Ulleskelf Railway Line (ELR2010 reference 024). This site is high scoring due to its sustainable location and likely suitability for light industrial uses. The site, however, has not been promoted through the Call for Sites and therefore its availability is unconfirmed.
-

3.130 Four of the sites – the three in Appleton Roebuck and the other site in Ulleskelf have been put forward through the Call for Sites but none are being directly marketed. The site in Tadcaster (PS67) is carried forward from the ELR2010 (reference 026) but is has not been promoted through the Call for Sites and is not being directly marketed.

### Sites removed from the supply

3.131 The following sites were not assessed further as they were deemed to no longer form part of the available employment land supply:

- PS16, Land Between Selby Road and A19, Eggborough – removed as permission granted for residential development
- PS32, Land south of Richard Street, Selby – removed as alternative use assumed to be implemented on site
- PS33, Land east of York Street, Selby – removed as it falls under the site size threshold
- PS35, 66 Low Street, Sherburn In Elmet – removed as it falls under the site size threshold
- PS36, 64 Low Street, Sherburn In Elmet – removed as it falls under the site size threshold
- PS37, 58A Low Street, Sherburn In Elmet – removed as it falls under the site size threshold
- PS44, Land at former Council offices Kirkgate, Sherburn in Elmet – removed due to site size
- PS46, RAF Church Fenton, Church Fenton – removed due to the landowner's publically declared intention to run as a civilian airport
- PS58, The Holmes, Holme Lane, Selby – removed as alternative use assumed to be implemented on site
- PS59, Former Wood Yard, Station Road, Selby – removed as not considered a redevelopment opportunity as already actively occupied by employment uses with units being marketed



- PS64, Land east of A63 Roundabout, Thorpe Willoughby – removed as permission granted for residential development on appeal
- PS65, Church Fenton Airbase, Busk Lane, Ulleskelf – removed as permission granted for residential and lack of clarity as to any future employment use

### Summary of potential additional supply

3.132 Outside of small scale opportunities across the District, the main options for future employment land in the potential additional supply, should it be identified as required, are along the A19 / A63 corridors in the South Selby and Selby Town FEAs, and the former mine sites (mostly located in the Selby Rural FEA, with the Gascoigne Wood mine site in the Sherburn FEA).

## 4. Projecting the demand for employment land

### Historic take-up rates

- 4.1 The historic take-up of land is considered as the first model to assess potential future requirements for employment land across Selby.
- 4.2 Take-up on allocated employment sites is recorded by the Selby District Council Planning Team, including areas developed in annual monitoring periods. Comparing the latest data on developable area remaining on allocated sites (2013/14) with the site area in in 2005 (the start of the period) allows analysis of average take-up over a ten year period.
- 4.3 It should be noted that this analysis relates only to allocated employment sites and therefore does not include windfall developments over the period considered.
- 4.4 The following table presents this data, broken down by area as recorded by Selby DC (which aligns with the FEAs identified previously within this report).

*Figure 4.1: Annual average take-up rates (Ha) by area*

Functional Economic Area (FEA)	Annual Take Up 2005 – 2015 (Ha)
Tadcaster	0
Selby Rural	0
Selby Town	1.47
Sherburn	0.07
South Selby	0.48
<b>Total</b>	<b>2.02</b>

Source: Selby DC

- 4.5 If this annual average was projected forward for the 13 period between 2014 and 2027 this would create a requirement for just over 26ha of employment land within Selby. Figure 4.2 below breaks this down by area, although it should be noted that this is a simple extrapolation of past trends rather than indication of market requirements / demand.

Figure 4.2: Projected annual average take-up rates (Ha) by area

Functional Economic Area (FEA)	Annual Take Up 2005 – 2015 (Ha)
Tadcaster	0
Selby Rural	0
Selby Town	19.07
Sherburn	0.92
South Selby	6.21
<b>Total</b>	<b>26.20</b>

Source: Selby DC

- 4.6 Of specific note within this analysis, both Tadcaster and Selby Rural FEAs are noted to have seen no take up of allocated employment land, and therefore are projected to have no employment land requirements based on historic take-up rates.
- 4.7 To interrogate this evidence further we have undertaken analysis of the distribution of businesses across Selby – with particular reference to the key sectors identified within the econometric data analysis.
- 4.8 Business data, which is geo-referenced, has been obtained from the Inter-Departmental Business Register (IDBR), for Selby. Businesses which are identified by Standard Industrial Classification (SIC) code (4-digit) have been mapped. The plan in Appendix 5 shows the distribution of businesses within the following identified key sectors.
- 4.9 Analysis of Experian Business Strategies (EBS) econometric data over two historic time periods (1997 – 2013, and 2008 – 2013) (long and short term historic trends) has identified a number of 'key sectors' for Selby – being those that have contributed both employment and Gross Value Added growth. These are sectors that have therefore effectively performed well locally, and ones that we would expect would make a contribution to the future growth of the Selby economy. These sectors include the following (those in bold are those within which EBS also suggest forecast growth within the baseline econometric modelling over the period 2013 – 2026):
- Food, drink and tobacco
  - Wood and paper
  - Non metallic products

- Other manufacturing
- **Civil engineering**
- **Professional services**
- **Land transport, storage and post**

4.10 It is clear on the basis of the plan that there is a relative balance of distribution of these businesses across Selby.

4.11 The IDBR data identifies a total of 2574 businesses which we can geo-reference (and therefore map). There are a further 85 businesses identified but which cannot be geo-referenced due to incomplete dataset. Of these 2574 businesses the following geographical distribution is identified (applying the market areas identified within the ELR):

- Tadcaster 402 businesses, 15.1% of the total businesses (15.6% of those geo-referenced)
- Selby Rural 529 businesses, 20.3% of the total businesses (21% of those geo-referenced)
- Selby Town 620 businesses, 23.3% of the total businesses (24.1% of those geo-referenced)
- South Selby 530 businesses, 19.9% of the total businesses (20.6% of those geo-referenced)
- Sherburn 483 businesses, 18.2% of the total businesses (18.8% of those geo-referenced)

4.12 With specific reference to the presence of 'key sectors' by market area, the following distribution is noted (with overall businesses identified to be 905):

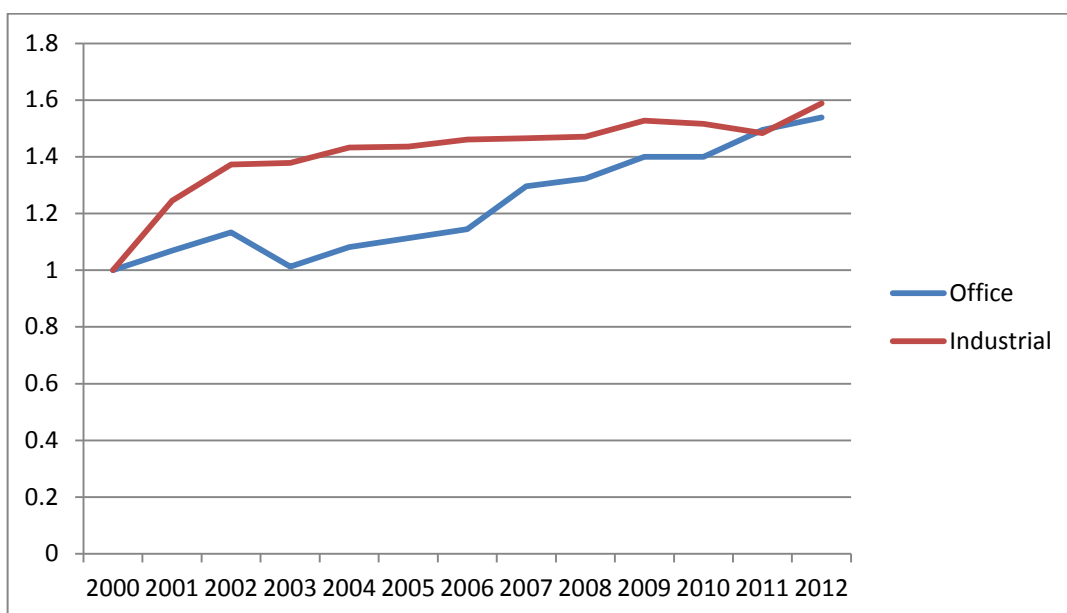
- Tadcaster 143 businesses, 15.8% of the total
- Selby Rural 198 businesses, 21.8% of the total
- Selby Town 175 businesses, 19.3% of the total

- South Selby 198 businesses, 21.8% of the total
  - Sherburn 191 businesses, 21.1% of the total
- 4.13 On this basis, one could conclude that Tadcaster represents circa 16% of the Selby economy currently, and Selby Rural approximately 20%. On this basis it would therefore appear to be inappropriate to assume 0% of growth in Tadcaster and Selby Rural.
- 4.14 Applying the broad split of economy as per the IDBR data would suggest the following approximate breakdown of take-up between 2005 and 2015:
- Tadcaster 16% = 4.192ha
  - Selby Rural 21% = 5.502ha
  - Selby Town 22% = 5.764ha
  - Sherburn 20% = 5.24ha
  - South Selby 21% = 5.502ha

### Historic change in floorspace

- 4.15 Historic trend analysis can be carried out using Valuations Office Agency (VOA) Commercial and Industrial Floorspace Statistics, which includes data on change in floorspace (square metres) by office and industrial uses over the period 2002 to 2012.
- 4.16 This data, as illustrated in Figure 4.3, shows total office and industrial floorspace (rateable) in Selby between 2000 and 2012. The data is not available to a level below local authority.

Figure 4.3: Change in commercial and industrial floorspace in Selby



Source: Valuation Office Agency, 2014

4.17 The detail of trends in office and industrial floorspace are shown in Figure 4.4 below.

Figure 4.4: Selby commercial and industrial floorspace change 2000 – 2012

	Commercial and Industrial Floorspace (Sq m)				
	2000	2012	Change 2000 - 2012	% Change 2000 - 2012	Average change per annum
Office	29000	48000	19000	65.5%	1583
Industrial	505000	872000	367000	72.7%	30583

Source: Valuation Office Agency, 2014

4.18 The VOA figures show that:

- Selby has seen an increase in commercial floorspace over the period 2000 to 2012, with specific high rates of growth in office floorspace between the period 2006 – 2009, and for office between 2000 and 2002.
- Rates of growth in industrial floorspace have been higher over the period than office floorspace, but from a higher base position – i.e. from a more established position.

4.19 These trends can be projected forward to provide an estimation of the amount of office and industrial floorspace that may be required across Selby in the future. The average change in these floorspace figures over the last 12 years have been annualised and

projected forward to provide estimates on the quantity of commercial and industrial floorspace at the end of 2027.

4.20 These estimates are summarised in Figure 4.5 below.

*Figure 4.5: Projected floorspace change 2014 – 2027*

Commercial and Industrial Floorspace (Sq m)				
	2012	Average change per annum	Cumulative change 2014 – 2027	Projected floorspace 2027
Office	48000	1583	19500	67500
Industrial	872000	30583	211900	1083900

Source: Valuation Office Agency, 2014

4.21 These floorspace scenarios suggest that:

- If recent trends continue, Selby will continue to increase its portfolio of commercial office floorspace, with a further increase of 19,500sqm between 2014 and 2027; and
- Industrial floorspace will also continue to increase, with a further 211,900sqm to be delivered (or rateable), taking Selby to cover 1m sqm of industrial floorspace by 2027.

## Labour demand modelling

### Background to economic projections and scenarios

4.22 Before the labour demand based employment land requirements across Selby for the plan period can be established, alternative scenarios setting out the potential nature and scale of economic growth forecast must be considered.

4.23 This section sets out the methodology underpinning the preparation of the labour demand based forecasting within the ELR culminating in the associated floorspace requirements. It provides a clear audit trail of the methods, assumptions and stages of work undertaken.

4.24 The consideration of a range of models to establish employment floorspace and land requirements is in line with the guidance, the NPPF, and the NPPG.

4.25 The methodology for the development of labour demand modelling is set out in the following steps:

- Source employment projections, by sector, over the plan period;
- Match sector groupings to land use categories; and
- Identify worker density assumptions for converting employment to floorspace and calculate floorspace requirements.

### Step 1: Source employment projections

- 4.26 The latest iteration of the Regional Econometric Model (REM) has been obtained from the Regional Economic Intelligence Unit (REIU) at Leeds City Council. This data runs from 1997 to 2031, projecting the change in Full Time Equivalent (FTE) jobs broken down into 38 sectors. It should be noted that the ELR period is considered to 2027, in line with the plan period. The data was sourced from the REIU in January 2015.
- 4.27 The REM model has been re-based for the purposes of this ELR using the latest Business Register and Employment Survey (BRES) (formerly the Annual Business Inquiry, ABI) (total employment). The BRES is recognised to be the most robust indication of employment by sector at a detailed level of breakdown with data available to 4-digit SIC code. For the purposes of this analysis, the Selby economy has been considered at a 2-digit SIC code level. The latest BRES data available is dated from 2013, and this is therefore taken as the base year within the ELR analysis.
- 4.28 The percentage change in employment from 2014 to 2027 forecast by 38 sectors within the REM model has been applied to the 2013 BRES base figures to give forecast change in current employment levels over the plan period. The REM and the BRES sectors have been aggregated to allow direct comparison, as summarised in Figure 4.6.

*Figure 4.6: REM and BRES sector alignment*

2 Digit SIC code sector definition	REM sector definition
55,56	Accommodation & Food Services
66,82	Administrative & Supportive Service Activities
01,02,03	Agriculture, Forestry & Fishing
50,51	Air & Water Transport
20	Chemicals
42	Civil Engineering
26	Computer & Electronic Products
62,63,95	Computing & Information Services



41	Construction of Buildings
85	Education
05,06,07,08,09	Extraction & Mining
64	Finance
10,11,12	Food, Drink & Tobacco
19	Fuel Refining
86	Health
65	Insurance & Pensions
49,52,53	Land Transport, Storage & Post
27,28,33	Machinery & Equipment
58,59,60	Media Activities
24,25	Metal Products
31,32	Other Manufacturing
78,79,80,81,94,96,97,98,99	Other Private Services
21	Pharmaceuticals
18	Printing and Reproduction of Recorded Media
69,70,71,72,73,74,75	Professional Services
84	Public Administration & Defence
68,77	Real Estate
90,91,92,93	Recreation
87,88	Residential Care & Social Work
47	Retail
22,23	Rubber, Plastic and Other Non-Metallic Mineral Products
43	Specialised Construction Activities
61	Telecoms
13,14	Textiles & Clothing
29,30	Transport Equipment
35,36,37,38,39	Utilities
45,46	Wholesale
16,17	Wood & Paper

4.29 The Baseline REM considered within the analysis, broken down by sector, comparing the 2013 base data with forecast employment in 2027 are presented in Figure 4.7.

Figure 4.7: Employment in Selby, 2013 to 2027

	2013 BRES	% Change to 2027 (REM)	Projected REM based - 2027
Accommodation & Food Services	1,922	30.8%	2,461
Administrative & Supportive Service Activities	205	14.6%	231
Agriculture, Forestry & Fishing	41	-4.3%	29
Air & Water Transport	7	5.9%	10
Chemicals	11	-11.4%	12
Civil Engineering	356	14.6%	469
Computer & Electronic Products	14	-11.4%	12
Computing & Information Services	312	14.6%	370
Construction of Buildings	361	27.7%	504
Education	3,287	15.8%	3,351
Extraction & Mining	815	12.1%	628
Finance	153	14.6%	178
Food, Drink & Tobacco	3,180	-11.4%	3,830
Fuel Refining	0	-31.8%	0
Health	679	15.8%	802
Insurance & Pensions	4	7.1%	4
Land Transport, Storage & Post	3,159	5.9%	3,614
Machinery & Equipment	1,497	-11.4%	1,149
Media Activities	26	14.6%	29
Metal Products	296	-11.4%	346
Other Manufacturing	130	-11.4%	144
Other Private Services	2,397	14.6%	2,577
Pharmaceuticals	6	-11.4%	7
Printing and Reproduction of Recorded Media	14	14.6%	13
Professional Services	2,328	14.6%	2,816
Public Administration & Defence	636	15.8%	546
Real Estate	512	14.6%	650
Recreation	416	15.8%	469
Residential Care & Social Work	2,040	15.8%	2,259
Retail	2,002	10.5%	2,016
Rubber, Plastic and Other Non-Metallic Mineral Prods	623	-11.4%	718

Specialised Construction Activities	1,129	27.7%	1,488
Telecoms	26	21%	29
Textiles & Clothing	14	-11.4%	13
Transport Equipment	379	-11.4%	286
Utilities	1,026	12.1%	1,047
Wholesale	1,910	10.5%	1,925
Wood & Paper	357	-11.4%	364
<b>Total</b>	<b>32,270</b>		<b>35,395</b>

Source: ONS, REM, GVA analysis, 2015

4.30 The re-based REM suggests a potential growth of over 3,100 jobs over the period 2014 to 2027 (3,125).

4.31 Given the generally positive forecasts for Selby over the period to 2027, it is of interest to explore which particular sectors are contributing to this performance. Sectors of particular note are summarised below:

- Accommodation and food services, with a projected increase in employment of 539 jobs over the plan period;
- Public sector activities including Education and Residential Care and Social Work, combined with a projected increase of 361 jobs over the plan period;
- Manufacturing, interestingly with forecast growth in some sub-sectors including Food, Drink and Tobacco (20.4%, 650 FTEs), Metal Products (16.75%, 50 FTEs), Other Manufacturing (10.85%, 14 FTEs), Rubber, Plastics and Non-Metallics (15.23%, 95 FTEs)
- Professional Services, Other Private Services and Administrative & Supportive Service Activities combined showing a projected increase of 694 jobs over the period.

## Step 2: Matching sectors to land use categories

4.32 Each of the sectors considered within the analysis must be considered in terms of the standard land use categories. This process of aligning the sectors with land use categories is necessary to reflect the fact that not all sectors have B Use Class land and property implications, and for those that do include some B Use Class employment they may not be 100% B Use Class.

4.33 The assumptions for each sector are summarised in Figure 4.8.

Figure 4.8: Land use employment assumptions

Sector	Business Use Classification	Proportion of employment sector occupying each Use Class		
		B1	B2	B8
Accommodation & Food Services	Non B	0.0%	0.0%	0.0%
Administrative & Supportive Service Activities	Primarily B1, Some A uses	65.0%	0.0%	0.0%
Agriculture, Forestry & Fishing	Non B	0.0%	0.0%	0.0%
Air & Water Transport	Primarily B8	0.0%	0.0%	65.0%
Chemicals	Primarily B2	0.0%	100.0%	0.0%
Civil Engineering	Primarily Non B	35.0%	0.0%	0.0%
Computer & Electronic Products	Primarily B2	0.0%	100.0%	0.0%
Computing & Information Services	Primarily B1, Some A uses	65.0%	0.0%	0.0%
Construction of Buildings	Self-employment - limited B2/B8 storage	0.0%	30.0%	5.0%
Education	Non B	0.0%	0.0%	0.0%
Extraction & Mining	Non B	0.0%	0.0%	0.0%
Finance	Primarily B1, Some A uses	65.0%	0.0%	0.0%
Food, Drink & Tobacco	Primarily B2	0.0%	100.0%	0.0%
Fuel Refining	Primarily B2	0.0%	100.0%	0.0%
Health	Non B	0.0%	0.0%	0.0%
Insurance & Pensions	Primarily B1, Some A uses	65.0%	0.0%	0.0%
Land Transport, Storage & Post	Primarily B8	0.0%	0.0%	65.0%
Machinery & Equipment	Primarily B2	0.0%	100.0%	0.0%
Media Activities	Primarily Non B	35.0%	0.0%	0.0%
Metal Products	Primarily B2	0.0%	100.0%	0.0%
Other Manufacturing	Primarily B2	0.0%	100.0%	0.0%
Other Private Services	Primarily Non B	35.0%	0.0%	0.0%
Pharmaceuticals	Primarily B2	0.0%	100.0%	0.0%
Printing and Reproduction of Recorded Media	Primarily B2	0.0%	100.0%	0.0%

Professional Services	Primarily B1, Some A uses	65.0%	0.0%	0.0%
Public Administration & Defence	Non B	0.0%	0.0%	0.0%
Real Estate	Primarily Non B	35.0%	0.0%	0.0%
Recreation	Non B	0.0%	0.0%	0.0%
Residential Care & Social Work	Primarily Non B	0.0%	0.0%	0.0%
Retail	Non B	0.0%	0.0%	0.0%
Rubber, Plastic and Other Non-Metallic Mineral Products	Primarily B2	0.0%	100.0%	0.0%
Specialised Construction Activities	Self-employment - limited B2/B8 storage	0.0%	30.0%	5.0%
Telecoms	Primarily B8	0.0%	0.0%	65.0%
Textiles & Clothing	Primarily B2	0.0%	100.0%	0.0%
Transport Equipment	Primarily B2	0.0%	100.0%	0.0%
Utilities	Non B	0.0%	0.0%	0.0%
Wholesale	Primarily B8	0.0%	15.0%	60.0%
Wood & Paper	Primarily B2	0.0%	100.0%	0.0%

Source: GVA, 2013

- 4.34 Figure 4.9 summarises the headline implications of projected change in employment by B Use Class under the re-based REM model.

*Figure 4.9: Projected change in employment, 2014 to 2027 by B Use Class*

	B1a/b	B1c/B2	B8	Total B Class
Baseline REM (Gross)	540	971	334	1,845
Baseline REM (Net)	540	525	334	1,399

Source: ONS, REM, GVA analysis, 2015

- 4.35 Under the re-based REM model there is a more modest increase in jobs forecast when the non B Use Class jobs are removed from the figures. Specifically, this reduces to a gross increase in B Use Class jobs of 1,845 compared to a previously identified total job growth forecast of 3,125. The bulk of these B Use Class jobs as forecast are identified to be B1c/B2, accounting for just over 50% of the total B Class jobs forecast to 2027.

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### Step 3: Converting jobs to floorspace requirements

- 4.36 Employment densities are a key link between forecast employment change and ultimate requirements. Appropriate employment densities need to be applied to the projected change in B Class employment to convert these employment forecasts to floorspace requirements.
- 4.37 National average employment density figures are available from the Homes and Community Agency Employment Density Guide 2nd Edition (2010). However the guidance recognises the need to factor in local employment density assumptions where they can be evidenced (reference: para 5.39 to 5.40)
- 4.38 A study was undertaken by Roger Tym and Partners on behalf of Yorkshire Forward (Planning for Employment Land Translating Jobs into Land, 2010) to establish appropriate assumptions to be applied when planning for employment land in Yorkshire and the Humber, derived specifically from in-depth regional analysis. This ELR applies the up-to-date regionally specific employment density assumptions identified by the Roger Tym and Partners work, specifically:
- B1a/b: 16sqm per FTE (general office assumption)
  - B1c, B2: 67sqm per FTE; and
  - B8: 67sqm per FTE.
- 4.39 It is recognised that there are factors impacting on future employment densities which may move towards lower overall densities or less reliance upon traditional forms of employment floorspace to meet economic needs. This study has not made adjustments for such changes because we believe it is better to use consistent and well understood regional estimates for long term forecasting whilst recognising that these should be monitored over the plan period.
- 4.40 The resulting estimates of floorspace requirements, resulting from the previously identified employment densities being applied to forecast B Use Class employment to 2027 (gross), are summarised in Figure 4.10 below.

Figure 4.10: Floorspace implications of labour demand model, 2014 to 2027 (Sqm)

	B1a/b	B1c/B2	B8	Total
Rebased REM	8,643	65,033	22,365	96,041

Source: ONS, REM, GVA analysis, 2014

## Step 4: Calculating land requirements

### Application of plot ratios

- 4.41 The amount of floorspace that is built per net hectare is an important factor to consider when calculating employment land requirements. We have used experience from undertaking ELRs and referred to the guidance to ascertain the average amount of floorspace being built per hectare. This enables floorspace requirements (sqm) to be converted into estimates of employment land (ha).
- 4.42 The study undertaken by Roger Tym and Partners on behalf of Yorkshire Forward (2010) to establish appropriate assumptions to be applied when planning for employment land derived specifically from regional analysis included consideration of appropriate plot ratios. As a result the calculations undertaken within this ELR applies the most up-to-date assumptions taken from the / Roger Tymes / Yorkshire Futures analysis, which states plot ratios of 35% should be applied across all B use classes.
- 4.43 The following two tables summarise the land requirements generated under the two models considered within the analysis presented previously applying this plot ratio assumption.

Figure 4.11: Land implications of commercial floorspace change model, 2014 – 2027 (ha)

	Office	Industrial	Total
Commercial floorspace change	4.875	52.975	57.85

Source: VOA, GVA Analysis 2014

Figure 4.12: Land implications of labour demand model, 2014 – 2027 (ha)

	B1a/b	B1c/B2	B8	Total
Baseline REM	2.47	18.58	6.39	27.44

Source: ONS, REM, GVA Analysis 2014

- 4.44 The two models suggest a range of land requirements between 27.44 ha and 57.85ha to 2027, or a range of between 2.11ha and 4.45ha per annum over the period.

### Allowance for choice

- 4.45 The Roger Tym and Partners report for Yorkshire Forward advocates the identification of a 5-year supply of employment land (including allowance for losses) to ensure sufficient choice within the employment land portfolio. The implications of this approach for this ELR are considered within the following chapter.

### Allowance for churn

- 4.46 Employment driven floorspace demand is likely to be a significant driver of the demand for additional floorspace in a local economy. However, it is also true that an element of demand will arise from companies moving, either due to obsolescence of their existing property, the desire for a lower or higher cost location, or simply for strategic reasons.
- 4.47 This form of demand is called 'churn' and it represents a general level of turnover in property requirements. Choice and churn can have a significant effect on the amount of employment land and floorspace that is required in order to meet the predicted demand.
- 4.48 For the purposes of this ELR data on vacancy within the commercial stock, and land lost to non-employment uses are used as proxy data to inform consideration of any allowance for choice and churn to be applied within the demand analysis.
- 4.49 Data on vacant property estimates is available from the VOA for the period 1998 to 2005, therefore representing pre-recession levels of choice within the market. This period correlates with approximately half of the period of take-up that this ELR has considered. Figure 4.13 below sets out the level of vacancy recorded by this dataset.



Figure 4.13: Vacant property estimates, 1998 – 2005 (%)

	98-99	99-00	00-01	01-02	02-03	03-04	04-05
Selby	6	6	3	2	3	3	3
Yorkshire and Humber	7	7	6	8	8	8	8
England	7	7	7	8	8	9	9

Source: VOA Experimental Statistics, 2013

- 4.50 It is apparent from this data that the estimated levels of vacancy within commercial stock across Selby has consistently been below that demonstrated across Yorkshire and Humber and England in the period leading up to the recession, never going above an estimated level of 5% following 2000. This suggests a fairly tight market locally and limited speculative development.
- 4.51 Current data on available floorspace is noted in the commercial market analysis, including the identification of some 13,983sqm office floorspace and 58,646sqm industrial floorspace currently being marketed across Selby. Whilst detailed analysis of the nature or quality of this supply has not been undertaken, and noting that in some instances the floorspace marketed may not yet be developed, a comparison of these figures with the VOA data on total commercial floorspace suggests that vacancy levels have increased significantly more recently. The figure from this calculation suggests a rate closer to 29% for office stock and 16% for industrial stock. This suggests there is capacity within existing floorspace above that experienced across the period 1998 to 2005, albeit as noted this does not allow for poor quality stock within this available supply which may be unlikely to meet future requirements.
- 4.52 It is too simplistic to assume that this level of vacancy will provide sufficient churn to accommodate growth needs over the whole plan period, although given the market intelligence noted in earlier sections of this report it is recognised that this supply will be suitable to accommodate some of the indigenous demand. However, it would not be appropriate to assume that it will be occupied 100% over the period and it is therefore concluded that a further allowance be applied, of 3.7%, in line with the pre-recession vacancy rates recorded.
- 4.53 Land can also be lost from employment use for alternative uses through the granting of planning permission. It should be noted in this context that the only sites netted out of the supply analysis are those where planning permission has been granted for non-

employment use. Sites where the Council are aware of a potential interest by the landowners to bring the site forward for non-employment uses have not been discounted so as to not pre-empt or pre-determine the planning application and decision making process.

- 4.54 The most significant source of losses of employment land is likely to have occurred when sites or premises in employment use have been converted for use for alternative purposes. However, such losses have not been comprehensively monitored by the Council, and therefore an allowance cannot be assumed above the 3.7% vacancy rate.
- 4.55 The following two tables summarise the land requirements generated under the two models taking into account an allowance for churn, based on historic vacancy rates. It should be noted that no allowance is added on to the commercial floorspace requirements as these figures include occupied and unoccupied space and therefore already include churn allowance.

*Figure 4.14: Land implications of commercial floorspace change model, 2014 – 2027 (ha)*

	Office	Industrial	Total
Commercial floorspace change	5.06	54.94	59.99

Source: VOA, GVA Analysis 2015

*Figure 4.15: Land implications of labour demand model, 2014 – 2027 (including churn) (ha)*

	B1a/b	B1c/B2	B8	Total
Baseline REM	2.56	19.27	6.63	28.46

Source: ONS, REM, GVA Analysis 2015

- 4.56 The two models including an allowance for churn within the re-based REM calculations suggest a range of land requirements between 28.46ha and 59.99ha to 2027, or a range of between 2.19ha and 4.61ha annually over the period.

### Disaggregation by FEA

- 4.57 As noted within the analysis, the commercial floorspace and REM data is not available to a level below local authority. As a result it is not possible to disaggregate either model directly from its own data source.

- 4.58 The analysis of the take-up data available also draws doubt on its use for the disaggregation of these two models – given the concern noted with the 0ha figures for Selby Rural and Tadcaster, not supported by the IDBR data presented.
- 4.59 As a result, disaggregation has been presented applying the broad splits within the IDBR data, as the ‘best fit’ of the current economy of Selby (and with reference to the geographical distribution of identified ‘key sectors’).
- 4.60 On this basis the following split is identified, as demonstrated in the following tables.

*Figure 4.16: Land implications of commercial floorspace change model, 2014 – 2027 (ha) by FEA*

	Office	Industrial	Total
Total Commercial floorspace based	5.06	54.94	59.99
Tadcaster	0.81	8.79	9.60
Selby Rural	1.06	11.54	12.60
Selby Town	1.11	12.09	13.20
Sherburn	1.01	10.99	12.00
South Selby	1.06	11.54	12.60

*Figure 4.17: Land implications of labour demand model, 2014 – 2027 (including churn) (ha) by FEA*

	B1a/b	B1c/B2	B8	Total
Total Baseline REM based	2.56	19.27	6.63	28.46
Tadcaster	0.41	3.08	3.49	4.55
Selby Rural	0.54	4.05	4.58	5.98
Selby Town	0.56	4.24	4.80	6.26
Sherburn	0.51	3.85	4.37	5.69
South Selby	0.54	4.05	4.58	5.98

*Figure 4.18: Land implications of historic take-up model, 2014 – 2027 (ha) by FEA*

	Annual Average (Ha)	Total 2014-2027 (Ha)
Total take-up based	2.62	34.06
Tadcaster	0.42	5.45
Selby Rural	0.55	7.15
Selby Town	0.58	7.49
Sherburn	0.52	6.81
South Selby	0.55	7.15

## 5. Balancing supply and demand

### Employment Land Demand

5.1 The findings of in relation to employment land demand as set out in Section 4 above are summarised in the tables below. These tables disaggregate the demand by Functional Economic Area.

*Figure 5.1: Summary of demand models by FEA (Ha)*

	REM Based	Land Take-up Based	Floorspace Based
Total Selby	28.46	34.06	59.99
Tadcaster	4.55	5.45	9.60
Selby Rural	5.98	7.15	12.60
Selby Town	6.26	7.49	13.20
Sherburn	5.69	6.81	12.00
South Selby	5.98	7.15	12.60

*Figure 5.2: Range of office demand by FEA (Ha)*

	REM Based	Floorspace Based
Total Selby	2.56	5.06
Tadcaster	0.41	0.81
Selby Rural	0.54	1.06
Selby Town	0.56	1.11
Sherburn	0.51	1.01
South Selby	0.54	1.06

*Figure 5.3: Range of industrial demand by FEA (Ha)*

	REM Based	Floorspace Based
Total Selby	25.9	54.94
Tadcaster	4.14	8.79
Selby Rural	5.44	11.54
Selby Town	5.70	12.09
Sherburn	5.18	10.99
South Selby	5.44	11.54

## Employment Land Supply

5.2 Based on Figure 3.4 in Section 3 above, the following table summarises our recommendations in relation to the existing supply for each FEA:

Figure 5.4: Sites summary - existing supply recommendations by FEA

Recommendation	Selby Town FEA	Selby Rural FEA	South Selby FEA	Sherburn FEA	Tadcaster FEA	Total
<b>Existing allocations (ha)</b>						
Recommended for allocation (if required)	23.00	0.00	0.00	0.00	0.00	23.00
Potential for allocation (if required)	1.60	0.00	0.00	0.00	0.00	1.60
Not recommended for allocation	5.80	1.31	2.90	1.46	9.00	20.47
Total	30.40	1.31	2.90	1.46	9.00	45.07
<b>Windfalls (ha)</b>						
Recommended for allocation (if required)	0.00	0.00	0.00	34.91	0.00	34.91
Potential for allocation (if required)	0.00	0.00	0.00	0.00	0.20	0.20
Not recommended for allocation	12.80	0.56	5.51	0.00	0.00	18.87
Total	12.80	0.56	5.51	34.91	0.20	53.98

5.3 In relation to the potential additional supply, as stated at the end of Section 3, outside of small scale opportunities across the District, the main options for future employment land in the potential additional supply, should it be identified as required, are along the A19 / A63 corridors in the South Selby and Selby Town FEAs, and the former mine sites (mostly located in the Selby Rural FEA, with the Gascoigne Wood mine site in the Sherburn FEA).

## Criteria for identifying key employment locations in Selby

5.4 As well as identifying and balancing the supply and demand position, NPPF paragraph 21 requires that LPA's 'set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period.

5.5 Based on our Section 2 baseline review, and on this requirement in the NPPF, we recommend that key employment locations in Selby District are identified based on the following criteria:

- In proximity to the M62 / A19 / A63 / A64 corridors – key strategic accessibility drivers of the Selby economy;

- 
- A site which could help to provide B1/B2/B8 employment connected with key sectors (high value manufacturing sub sectors and professional business services where appropriate);
  - Supportive of the role of the key centres of Selby, Sherburn-in-Elmet and Tadcaster;
  - Of a large scale (over 8- 10ha) offering occupier flexibility and large scale investment potential for locally grown businesses or for inward investors if appropriate;
  - A focus of LEP support.

## Recommendations by FEA

### Selby Town FEA

#### *Demand*

5.6 The demand that we have identified in the Selby Town FEA can be summarised as follows:

- Total demand – between 6.26ha and 13.20ha
- Office demand – between 0.56h and 1.11ha
- Industrial demand – between 5.70ha and 12.09ha

#### *Supply*

5.7 The supply position in the Selby Town FEA is summarised below:

- Existing allocations – 30.40ha (4 sites), 24.60ha identified as potential for retention
- Windfalls – 12.80ha (2 sites), 0ha recommended for allocation
- Potential additional sites – 94.45ha (13 sites)

#### *Balancing supply and demand*

5.8 The existing supply in the Selby Town FEA is dominated by Olympia Park, which is identified as a site for retention in the supply assessment.

- 5.9 Other existing allocations are Selby Business Park and Access 63, where the remaining land is on the periphery of the existing allocations, are not recommended to be carried forward (assuming that any expansion in these locations, where supported by landowners, will be supported in general policy terms). These are likely to cater for some of the identified demand in the FEA.
- 5.10 The other remaining allocation, which is as yet undeveloped is East of Bawtry Road, which has good strategic accessibility and could meet future demand as a secondary site offering an alternative to Olympia Park.
- 5.11 No potential additional sites are considered necessary to meet identified demand in the FEA, assuming any office demand can be accommodated at Olympia Park or through windfall development proposals. There are some centrally located alternatives in the potential supply that are relatively high scoring which could meet this office demand as required (PS55 – the former Civic Centre and PS34 Back Micklegate Car Park).
- 5.12 Olympia Park is identified as a strategic site in line with the criteria identified above.

## Selby Rural FEA

### *Demand*

- 5.13 The demand that we have identified in the Selby Rural FEA can be summarised as follows:
- Total demand – between 5.98ha and 12.60ha
  - Office demand – between 0.54ha and 1.06ha
  - Industrial demand – between 5.44ha and 11.54ha

### *Supply*

- 5.14 The supply position in the Selby Rural FEA is summarised below:
- Existing allocations – 1.31ha (1 site), 0ha identified as potential for retention
  - Windfalls – 0.56ha (1 site), 0ha recommended for allocation
  - Potential additional sites – 138.66ha (19 sites)

### *Balancing supply and demand*

- 5.15 There are limited sites available in the existing supply to meet the identified demand in the Selby Rural FEA. Even if the existing supply were to be taken forward, there would only be 1.87ha available.
- 5.16 Whilst the Selby Rural uses are unlikely to be land hungry on a business by business basis, there is a need to consider future allocations to meet the demand and/or take a supportive policy stance towards rural economic development.
- 5.17 There is also the option of considering the former mine sites as potential allocations, particularly those that are being actively marketed and close to the A19 corridor, or adopting a positive policy stance towards their redevelopment, which would also bring regeneration benefits.
- 5.18 Further sites not included in the potential additional supply may need to be considered as part of PLAN Selby to ensure that demand in this FEA can be met on suitable sites.
- 5.19 Demand for offices is likely to be very localised in this area and focused on the Designated Service Village and Secondary Village locations, where policy can be supportive of such development at a suitable scale without the need for specific allocations to be made.

## South Selby FEA

### *Demand*

- 5.20 The demand that we have identified in the South Selby FEA can be summarised as follows:
- Total demand – between 5.98ha and 12.60ha
  - Office demand – between 0.54ha and 1.06ha
  - Industrial demand – between 5.44ha and 11.54ha

### *Supply*

- 5.21 The supply position in the South Selby FEA is summarised below:
-



- Existing allocations – 2.90ha (1 site), 0ha identified as potential for retention
- Windfalls – 5.51ha (2 sites), 0ha recommended for allocation
- Potential additional sites – 119.31ha (11 sites)

#### *Balancing supply and demand*

- 5.22 In the South Selby FEA, there is only one remaining allocation, which has already been developed out in part, and the two windfall sites in the supply have been identified as sites for specific occupiers with no potential to meet wider needs.
- 5.23 Therefore there is a clear requirement for more land to be allocated to meet future needs in this FEA. The main options for this in terms of potential additional land for future allocation include sites in proximity to junction 34 of the M62 and the A19 corridor, particularly around Eggborough, where there is an existing focus of employment development.
- 5.24 In particular, PS3 - Eggborough A19 Jacksons at 5.32ha, located off the A19, and that has been promoted through the Call for Sites and the Preferred Options should be considered. Further sites not included in the potential additional supply may need to be considered as part of PLAN Selby to ensure that demand in this FEA can be met on suitable sites.
- 5.25 As per the Selby Rural FEA, demand for offices is likely to be very localised in this area and focussed on the Designated Service Village and Secondary Village locations, where policy can be supportive of such development at a suitable scale without the need for specific allocations to be made.

## Sherburn FEA

### *Demand*

- 5.26 The demand that we have identified in the Sherburn FEA can be summarised as follows:
- Total demand – between 5.69ha and 12.00ha
  - Office demand – between 0.51ha and 1.01ha
  - Industrial demand – between 5.18ha and 10.99ha

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### *Supply*

5.27 The supply position in the Sherburn FEA is summarised below:

- Existing allocations – 1.46ha (1 site), 0ha identified as potential for retention
- Windfalls – 34.91ha (1 site), 34.91ha recommended for allocation
- Potential additional sites – 164.73ha (8 sites)

### *Balancing supply and demand*

5.28 In the Sherburn FEA, with the benefit of the windfall planning permission, the existing supply is deemed to be more than adequate to meet future needs. It is recommended that the single remaining existing allocation (1.46ha at Enterprise Park) is not taken forward and that a new allocation is made to cover the windfall development site (in whole / in part). It is recommended that any allocation could recognise the role of the site as a warehouse / distribution location but it is proposed that the allocation should not be overly prescriptive in this regard to ensure that future demand of different types can be met.

5.29 There could be an argument that the extension to the Sherburn Enterprise Park is considered a strategic opportunity for Selby District, and whilst it does not benefit from good strategic accessibility, there is a precedent set by the international occupation on the neighbouring land.

5.30 In potentially allocating the extension site, there is also the need to consider the future of the remaining Enterprise Park and how the risk of future vacancies and redundancy of older building stock on that site could be countered. Consideration of an appropriate policy response may be required.

5.31 The mine site at Gascoigne Wood has the potential to meet a specialist freight terminal need and a supportive policy for such uses could also be considered to facilitate regeneration, but not undermine the more appropriately located windfall development site which is a natural extension to the Sherburn Enterprise Park.

5.32 Potential demand for offices is likely to be addressed in the centre of Sherburn-in-Elmet, where a positive policy stance can be taken to encourage such uses (some of the potential additional sites that were removed from the supply due to site size, for example,

the Land at former Council offices Kirkgate (PS44), could accommodate any future such demand).

## Tadcaster FEA

### *Demand*

5.33 The demand that we have identified in the Tadcaster FEA can be summarised as follows:

- Total demand – between 4.55ha and 9.60ha
- Office demand – between 0.41ha and 0.81ha
- Industrial demand – between 4.14ha and 8.79ha

### *Supply*

5.34 The supply position in the Tadcaster FEA is summarised below:

- Existing allocations – 9.00ha (1 site), 0ha identified as potential for retention
- Windfalls – 0.20ha (1 site), 0.20ha recommended for allocation
- Potential additional sites – 35.68ha (6 sites)

### *Balancing supply and demand*

5.35 Given our recommendation that the large site on the edge of the town (ES9) is not retained as an allocation, and that there are no other general employment sites available in the existing supply, further land in and around Tadcaster will need to be identified to meet future predicted demand.

5.36 There are limited options available within the potential additional supply. (There is a small site in Ulleskelf which is limited in scale but could cater for a local need, and the Appleton Roebuck sites are considered to be poorly related to the town).

5.37 Consideration of alternative sites in and around Tadcaster through the emerging site allocations will be required.

5.38 The small town centre site at Robin Hood Yard, Kirkgate (0.36ha) has the potential to contribute to the identified office requirement if the landowner is willing, and a policy position could be adopted in support of bringing forward other town centre sites.

## Policy recommendations

5.39 As set out in Section 2, Core Strategy Policy SP13 states that the Council will support the provision for an additional 37 – 52 ha of land for employment development to be brought forward across the District in the period up to 2027.

5.40 The policy provides an Indicative Employment Land Distribution with:

- Selby and Hinterland providing 22-27 hectares,
- Tadcaster providing 5-10 hectares,
- Sherburn in Elmet providing 5-10 hectares, and
- The rural areas (including Eggborough and A19 corridor) providing 5 hectares.

5.41 The findings of the demand modelling work that has been undertaken in Section 4 of this report and reflected in Figure 5.3 above support this adopted policy position, both in terms of the overall quantum of identified demand, but also in terms of the breakdown across Selby District.

5.42 Safeguarding Olympia Park, which is identified as a strategic employment site for Selby, is also supported by this report.

5.43 In terms of the existing supply by FEA, recommendations have been made as to suitable allocations to carry forward in the emerging PLAN Selby. There will also be a need in terms of some FEAs to seek to identify further additional sites for allocation, either within the potential additional supply considered within this report, or in addition.

5.44 Our conclusions by FEA are summarised below:

- 
- Selby Town – sufficient existing supply identified, no further sites are required
  - Selby Rural – insufficient existing supply, further sites need to be identified through PLAN Selby
  - South Selby – insufficient existing supply, further sites need to be identified through PLAN Selby
  - Sherburn – sufficient existing supply, no further sites are required
  - Tadcaster – insufficient existing supply, further sites need to be identified through PLAN Selby
- 5.45 Our conclusions in this section of the report also suggest that a flexible policy stance should be taken towards enabling small scale office related development in the Tadcaster and Sherburn, as well as in the Designated Service Villages and Secondary Villages.
- 5.46 We also recommend that a positive policy stance is taken towards enabling rural economic development and the regeneration of the former mine sites, which form a significant part of the potential additional supply of employment land.

## Duty to Cooperate

- 5.47 As set out in Section 2 of this report, neighbouring local authorities have been consulted during the preparation of this evidence base document, necessitated by the Duty to Cooperate as required by the Localism Act.
- 5.48 Neighbouring authorities were consulted to ascertain the status of their Local Plans with regard to employment land, and to gather an understanding of the relationship between the relevant local authority area and Selby in terms of the economy. The feedback of desk based research and engagement with officers (where they have been available) has been integrated directly into Section 2 of this report under the heading 'Adjacent authorities'.
- 5.49 It is proposed that in order to continue to fulfil the Duty to Cooperate that the Council shares the final version of this report with the neighbouring authorities to seek their comments and use those to inform any resulting policy development. The evidence base

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is by and large a factual document, therefore any comments are likely to focus on the policy recommendations and resulting policy development.

## Monitoring

5.50 Guidance recognises the need to ensure appropriate monitoring to ensure that evidence base is kept up to date over the course of the plan period. It is relatively standard practice to consider updating ELR evidence every 5 years. In this context it is important that key monitoring is undertaken to assist the preparation of future evidence, and to test the ongoing appropriateness of this ELR document. Key monitoring areas include:

- Details of extant employment planning permissions on allocated sites and windfall sites, which should be recorded by date of approval, type (B use class), and location (by FEA);
- Employment land take up, which should be recorded where possible by date, type (B use class), location (by FEA, and by allocation);
- Employment land take up on sites outside of allocated supply (windfall sites), which should be recorded where possible by date, type (B use class), and location (by FEA);
- Losses of employment land, which should be recorded where possible by date, location (FEA);
- Delivery of commercial floorspace, which should be recorded where possible through monitoring of planning applications including date, type (B use class), location (FEA);
- Annual changes in employment and business base, which can be obtained through the Business Register and Employment Survey (Nomis), broken down by sector (to 2 digit SIC code), and by Local Authority and more localised level (ward / Super Output Area if available); and
- Annual iterations of the Regional Econometric Model (REM) from the Regional Intelligence Unit, with particular reference to the local implications of growing optimism in the UK economy.

## Appendix 1: Schedule of sites in existing supply

ELR ref	Map title	Address	Core Strategy	2005 Local Plan	Planning permission	2011 SADDP PO	Call for Sites 2013	ELR 2010	Site area (ha)	Remaining (ha)	Planning permission description	Extant permissions (excluding B1, B2 and B8)	Notes	Potential Employment Market Segment	Investment Potential - Occupier Types	Score
<b>Allocations</b>																
<b>Selby Town FEA</b>																
ES1	11	Olympia Park	SP7	BAR/1, BAR/1A	2011/0731/OUT (part)		BARLBY/014	002, 003, 004, 005, 007	91.46	23.00	Extension of time application to replace extant planning permission 2008/0557/OUT (B/16/259C/PA) for outline permission for a mixed employment development of Business (B1), General Industry (B2) and Storage and Distribution (B8) use to include means of access and indicative landscaping	2012/0541/EIA - Hybrid application for Olympia Park comprising of 863 dwellings, Public House/Restaurant, food retail unit, fast food unit, primary school, public open space, landscaping works and other associated infrastructure works (outline application) and highway & drainage infrastructure (including road bridge over the existing railway line and new link road from A63 Bypass), landscaping works, demolition, remediation and restoration of site, construction of playing fields, bowling green, play spaces, sports and community hub building, allotment and noise mitigation features (full application). Pending S106 agreement.	very small parts of 003, 004, 007 and BARLBY/014 not in figures, area available for employment uses net down to reflect policy	General Industrial / Business Area	National	61
ES2	12	Selby Business Park, Bawtry Road, Brayton		BRAY/1	2014/1251/FUL 2014/0964/FUL 2013/0248/FUL 2012/0834/FUL			033	8.94	1.05	2014/1251/FUL - Construction of new build industrial units on land known as Plot E 2014/0964/FUL - Proposed new industrial units on Plot D 2013/0248/FUL - Erection of 9 industrial units for B1/B2/B8 uses 2012/0834/FUL - New industrial unit for B1/B2/B8 uses with ancillary retail trade counter	2012/0118/FUL - Construction of access road on industrial estate - Approved 6/7/12, Bull?	very small part of 033 not in figures, area available net down to reflect take up data	General Industrial / Business Area	Sub-regional	53
ES7	11	Denison Road, Selby		SEL/4	2007/0153/FUL (assumed to remain extant as per ELR2010)			036, 037	11.80	2.75	2007/0153/FUL - Resubmission following withdrawn application number 8/19/1646/PA 2006/1291/FUL for the erection of 5 B1, B2 and B8 industrial units and associated works		small part of 036 not in figures, area available net down to reflect take up data / ELR 2010	General Industrial / Business Area	Regional	57
ES3	12	East of Bawtry Road, Brayton		BRAY/2				010	1.30	1.40			very small part of 010 not in figures remaining area (from SDC take up data) is higher than measured GIS area due to the fact that the SDC Local Plan 2005 was adopted before GIS system - higher figure retained as remaining as that is the figure stated in adopted policy	General Industrial / Business Area	Regional	46
<b>Selby Rural FEA</b>																
ES4	13	Cliffe Common, Cliffe		CLF/1				008	2.11	1.31			area available net down to reflect take up data / ELR 2010 figure Assuming 2013/1112/FUL for B1c minor extension to existing building has been built out, and was already excluded from ELR 2010 figures	Site for Specific Occupier	National	36
<b>South Selby FEA</b>																
ES5	16	Selby Road (north), Eggborough		EGG/5				TOTAL	5.29	2.90			area available net down to reflect take up data (to 3.3ha), but also a measurement of remaining site areas to north and south of site	General Industrial / Business Area	Regional	54
<b>Sherburn FEA</b>																
ES8	9	Enterprise Park, Sherburn In Elmet		SHB/2				034	2.35	1.46			area available net down to reflect take up data, and to reflect 2012 permission approx 0.3ha for building expansion - advised by agent has been built out and no plans for expansion	Site for Specific Occupier	International	55
<b>Tadcaster FEA</b>																
ES9	2	London Road, Tadcaster		TAD/3				025	8.97	9.00			very small part of 025 not in figures remaining area (from SDC take up data) is higher than measured GIS area due to the fact that the SDC Local Plan 2005 was adopted before GIS system - higher figure retained as remaining as that is the figure stated in adopted policy Figure in ELR 2010 = 9.1ha	General Industrial / Business Area	Sub-regional	41
<b>Windfalls</b>																
<b>Selby Town FEA</b>																
ES11	11	Clarient UK Ltd (now Industrial Chemicals), Bawtry Road, Selby			2012/0705/FUL			011	8.62	8.62	Extension of time application for approval 2004/1264/FUL for application under Section 73 to vary time limiting condition on outline approval 8/19/273U/PA (for the expansion of existing chemical works onto land to the south), to extend the time within which reserved matters can be submitted		small part of 011 not in figures	Site for Specific Occupier	International	55
ES17	11	Tate & Lyle Citric Acid, Denison Road, Selby			2010/0141/FUL			009	4.18	4.18	Application for construction of a new agri-processing plant and change of use of sports playing field to industrial use		009 removed at last elr therefore remainder not included	Site for Specific Occupier	International	48
<b>Selby Rural FEA</b>																
ES13	13	Andys Motor Spares, Hull Road, Hemingbrough			2006/0961/FUL	HEMB002		TOTAL	0.56	0.56	Erection of a steel framed building for vehicle maintenance business and including office and sales areas on land adjacent		small part of hemb002 not in figures	Site for Specific Occupier	Indigenous	50
<b>South Selby FEA</b>																
ES20	16	Euro Auctions Ltd, Roal Lane, Kellington			2012/0415/FUL			TOTAL	28.84	5.00	Extension to Euro Auctions site including development of office building, workshop, auction area, new access arrangements, car parking, hardstanding and associated landscaping		net down based on permission	Site for Specific Occupier	International	48
ES15	18	Brocksby, Unit 1, Long Lane, Great Heck			2011/0328/FUL			TOTAL	0.51	0.51	Construction of a steel/segmental arch building for use as maintenance workshop			Site for Specific Occupier	Indigenous	47
<b>Sherburn FEA</b>																
ES12	9	Land at Former Airfield, Lennerton Lane, Sherburn In Elmet			2013/0467/OUT		SHERBURN/017	TOTAL	34.91	34.91	Outline application including access for B2/B8 use with ancillary offices (1,250,000sq ft), creation of a new bridge access and site infrastructure works			Warehouse / Distribution Park	International	48
<b>Tadcaster FEA</b>																
ES14	1	Papyrus Works, Papyrus Villas, Newton Kyme			2012/1053/FUL		NEWTONK/001	027	11.08	0.20	The demolition of the former Papyrus works, the development of 128 dwellings and 9 employment units with associated landscaping and public open space, the provision of a footpath/cycle route (Sustrans Link) and associated works to the Grade II Listed viaduct.	2012/1053/FUL - Details already provided - Application includes 128 dwellings	small area of 027 not in figures, net down to reflect employment element of planning permission	Potential Office Location	Indigenous	48
<b>Overall TOTAL</b>																
									265.01	99.05						

Site for specific occupier  
 Landowner intention to develop for employment use  
 Landowner unwilling to develop for employment use  
 Landowner intentions not known

High scoring (upper quartile) = 55 and over  
 Low scoring (lower quartile) = 42 and under  
 Quartiles based on 25th percentiles of difference between highest and lowest scores  
 Bold = shape used on GVA mapping

ELR ref	Map title	Address	Core Strategy	2005 Local Plan	Planning permission	2011 SADDP PO	Call for Sites 2013	ELR 2010	Site area (ha)	Remaining (ha)	Planning permission description	Extant permissions (excluding B1, B2 and B8)	Notes	Potential Employment Market Segment	Investment Potential - Occupier Types	Score	
<b>REMOVED FROM SUPPLY</b>																	
ES6	16	Selby Road (south), Eggborough		EGG/7	2011/0666/FUL (part)			TOTAL	2.29	0.00	Erection of 2No extensions to existing storage building		figure to be net down to exclude pp area - the overlap area = 3.338 sqm - area available net down to reflect take up data SDC has confirmed remaining area is 0ha in records			REMOVE DUE TO SDC TAKE UP FIGURES	
ES10	8	Blackwood Hall Business Park, Cornelius Causeway, North Duffield			2013/0659/FUL			TOTAL	0.20	0.20	Erection of a warehouse unit						REMOVE AS ASSUMED TO BE IMPLEMENTED ON SITE AND SITE SIZE
ES16	11	Westmill Foods, The Quay, Selby			2010/1081/FUL			TOTAL	0.01	0.01	Erection of pallet store building						REMOVE DUE TO SITE SIZE
ES18	8	Birchwood Lodge, Market Weighton Road, Bailby			2012/0248/COU			TOTAL	0.99	0.99	Change of use of existing buildings for use by Condor Projects Ltd (mix of uses comprising B1/B2/B8) following the demolition of some existing buildings	2014/0959/FUL - Conversion of existing building to form managers dwelling, conversion of existing building to disabled living accommodation and change of use of land to form grass runway - Pending consideration.					REMOVE AS ASSUMED TO BE IMPLEMENTED ON SITE
ES19	16	J & M Design Systems, 2 Northside Industrial Estate, Selby Road, Whitley			2011/0666/FUL			TOTAL	0.7791	0.78	Erection of 2No extensions to existing storage buildings		existing with EGG/7, allocation to be net down				REMOVE AS NO FURTHER DEVELOPMENT ACHIEVABLE OTHER THAN MINOR EXTENSIONS



## **Appendix 2: Schedule of sites in potential additional supply**

ELR ref.	Plan file	Address	2011 SADPD PO	Call for Sites 2013	ELR 2010	Site area (ha)	Extant permissions (excluding B1, B2 and B8)	Notes	Potential Employment Market Segment	Investment Potential - Occupier Types	Score
<b>Potential additional sites</b>											
<b>Selby Town FEA</b>											
PS62	10	Land south east of Brayton			020	20.88	N/A		General Industrial/Business Areas	Regional	38
PS30	11	Holmes Field, South of Lordship Lane, Selby		SELBY/005		18.82	N/A		General Industrial/Business Areas	Sub-regional	32
PS31	11	Land East of Bondgate / Monk Lane, Selby		SELBY/006		14.12	N/A		General Industrial/Business Areas	Sub-regional	37
PS10	10	Land South of Brackenhall Lane, Brayton		BRAYTON/003		13.85	N/A		General Industrial/Business Areas	Regional	33
PS8	11	Greenacre, Barby Road, Barby		BARBY/001		7.73	N/A		General Industrial/Business Areas	Regional	44
PS61	10	Land north east of A63 Bypass / A19 Junction, Brayton			019	6.94	N/A		General Industrial/Business Areas	Regional	37
PS63	10	Land north west of A63 Bypass / A19 Junction, Brayton			021	6.16	N/A		General Industrial/Business Areas	Regional	36
								The application 2011/0243/FUL for Replacement store, petrol filling station following demolition of the former Civic Centre expired on 4 October 2014. The application 2013/0291/FUL (Extension of time to 2009/0724/FUL - Replacement store) is still valid. This site overlaps the ELR2010 site 012 by approximately 0.15ha. The 2013/0291/FUL application has a smaller site area than the now expired 2011/0243/FUL.	General Industrial/Business Areas & Potential Office Location		
PS55	11	Former Civic Centre, Portholme Road, Selby			012	1.96	N/A		General Industrial/Business Areas	Sub-regional	43
PS69	11	Dispot and Slos, Barby Road, Barby		BARBY/009, BARBY/014 (part)	035	1.40	N/A		General Industrial/Business Areas	Sub-regional / Indigenous	47
PS60	11	Former Tate & Lyle, East Common Lane, Selby			018	0.96	N/A	assume no overlap with E57	General Industrial/Business Areas	Sub-regional	50
PS34	11	Back Micklegate Car Park, Selby		SELBY/019		0.68	N/A		General Industrial/Business Areas	Sub-regional	43
PS56	11	Former Gas Holders, Prospect Way, Selby			013	0.64	N/A	assume no overlap with E51	General Industrial/Business Areas	Sub-regional / Indigenous	44
PS57	11	Vivart Way, Canal Road, Selby			014	0.41	N/A		General Industrial/Business Areas	Sub-regional / Indigenous	47
					TOTAL	94.45					
<b>Selby Rural FEA</b>											
PS49	8	Riccall Business Park, Selby Road, Riccall		RICCALL/008		42.00	N/A		General Industrial/Business Areas	Sub-regional	41
PS45	4	Former Stillingfleet Mine, Cawood Road, Stillingfleet		STILLINGFLEET/003		31.67	N/A		General Industrial/Business Areas	Sub-regional	24
PS14	8	Whitemoor Business Park, Cliffe Common, Cliffe		CLIFFE/006		27.05	N/A		General Industrial/Business Areas	Sub-regional	37
PS52	7	Former Wistow Mine, Long Lane, Wistow		WISTOW/009		12.23	N/A		General Industrial/Business Areas	Sub-regional	28
PS51	7	Land Between Field Lane and Lordship Lane, Wistow		WISTOW/005		3.43	N/A		General Industrial/Business Areas	Indigenous	28
PS28	4	Land east of York Road, Riccall		RICCALL/003		3.24	N/A		General Industrial/Business Areas	Indigenous	33
PS54	8	Land at Riccall Common, Market Weighton Road, North Duffield - RIC/1 (SDLP)			006	3.19	N/A		General Industrial/Business Areas	Indigenous	28
PS26	5	Land to the West and South of Meadow Gate, North Duffield		NDUFFIELD/003		2.67	N/A	overlap with NDUFFIELD/001 = 685sqm - NDUFFIELD/001 net down	General Industrial/Business Areas	Indigenous	30
PS9	11	Magazine Farm, Selby Bypass, Barby		BARBY/010	001	2.54	N/A	small part of 001 not in figures	General Industrial/Business Areas	Indigenous	39
PS2	13	Land at Northfield Road, Hemmingbrough		HEMB 004		2.44	N/A		General Industrial/Business Areas	Indigenous	45
PS18	13	Land East of Northfield Road, Hemmingbrough		HEMINGBROUGH/014		2.04	N/A		General Industrial/Business Areas	Indigenous	36
PS1	13	The Old Brickworks, Hemmingbrough		HEMB 003		1.64	N/A		General Industrial/Business Areas	Indigenous	44
PS23	4	Institute Field, Riccall Lane, Kettlewell		KELFIELD/001		1.00	N/A		General Industrial/Business Areas	Indigenous	30
PS27	11	Osgodby Nurseries, Hull Road, Osgodby		OSGODBY/006		0.80	N/A		General Industrial/Business Areas	Indigenous	38
PS19	13	Land west of Selchant Gardens, Hemmingbrough		HEMINGBROUGH/016		0.64	N/A		General Industrial/Business Areas	Indigenous	35
PS13	13	Land at Bon Accord Farm, Cliffe		CLIFFE/003		0.64	N/A		General Industrial/Business Areas	Indigenous	38
PS50	7	Land to rear of Oak Farm, Garmanicarr Lane, Wistow		WISTOW/004		0.61	N/A		General Industrial/Business Areas	Indigenous	26
PS25	5	Land rear of Tall Timbers, Menthorpe Lane, North Duffield		NDUFFIELD/001		0.57	N/A	overlap with NDUFFIELD/003 = 685sqm - NDUFFIELD/001 (0.64ha) net down	General Industrial/Business Areas	Indigenous	31
PS17	13	Land East of Willowdene, Hull Road, Hemmingbrough		HEMINGBROUGH/009		0.25	N/A	assume no overlap with PS2	General Industrial/Business Areas	Indigenous	37
					TOTAL	138.66					
<b>South Selby FEA</b>											
PS24	15	Kellingley Colliery, Weeland Road, Kellingley (Boal Parish)		KELLINGLEY/002		74.62	N/A		General Industrial/Business Areas	Sub-regional	35
PS49	16	Land at rear of George and Dragon, Whitley		WHITLEY/011		11.00	N/A		General Industrial/Business Areas	Sub-regional	36
PS21	16	Land West of Springfield Farm, Weeland Road, Hensall		HENSALL/006		9.27	N/A		General Industrial/Business Areas	Sub-regional	32
PS22	16	Land North of Weeland Road, Hensall		HENSALL/007		6.57	N/A		General Industrial/Business Areas	Indigenous	37
PS12	10	Burn Grange Farm, Doncaster Road, Burn		BURN/001		6.17	N/A		General Industrial/Business Areas	Sub-regional	34
PS3	16	Eggborough A19 Junctions		EGGBOROUGH/013		5.32	N/A		General Industrial/Business Areas	Sub-regional	41
PS48	16	Land North of Whitley Farm Close, Whitley		WHITLEY/009		3.05	N/A		General Industrial/Business Areas	Sub-regional	34
PS53	17	Land at Manor Farm, Womenley		WOMERSLEY/002		1.41	N/A		General Industrial/Business Areas	Indigenous	30
PS15	16	Land West of Meadow View, Eggborough		EGGBOROUGH/002		0.98	N/A		General Industrial/Business Areas	Indigenous	38
PS20	16	Land East of Church Lane, Hensall		HENSALL/005		0.66	N/A		General Industrial/Business Areas	Indigenous	31
PS68	15	Land at 211 Weeland Road, Kellingley			029	0.37	N/A		General Industrial/Business Areas	Indigenous	35
					TOTAL	119.31					
<b>Sherburn FEA</b>											
PS42	9	Gascoigne Wood Interchange (former Gascoigne Wood mine site), Sherburn in Emet		SHERBURN/028		114.76	N/A		Specialised Freight Terminal / General Industrial/Business Areas	Sub-regional	35
PS40	9	Land South of Moor Lane Trading Estate, Sherburn in Emet		SHERBURN/021		31.67	N/A		General Industrial/Business Areas	Sub-regional	35
PS39	9	Land off Hodgsons Lane, Sherburn in Emet		SHERBURN/016		9.82	N/A		General Industrial/Business Areas	Sub-regional	38
PS43	9	Land North of Lennerton Farm, Lennerton Lane, Sherburn in Emet		SHERBURN/029		3.50	N/A		General Industrial/Business Areas	Sub-regional	35
PS41	9	Land West of Tadcaster Road, Sherburn in Emet		SHERBURN/027		2.54	N/A		General Industrial/Business Areas	Indigenous	30
PS11	14	Mil Farm, Old Great North Road, Brotherton		BROTHERTON/003		1.13	N/A		General Industrial/Business Areas	Indigenous	35
PS4	9	Land to rear of 67 and 69, 77 Church Hill, Sherburn in Emet		SHER 017		0.76	N/A		General Industrial/Business Areas	Indigenous	33
PS38	9	Land East of Moorland Way, Sherburn in Emet		SHERBURN/014		0.55	N/A		General Industrial/Business Areas	Indigenous	40
					TOTAL	164.73					
<b>Tadcaster FEA</b>											
PS6	3	Land West of Malt Kiln Lane, Appleton Roebuck		AROEBCUK/005		17.82	N/A	assume no overlap with PS5	General Industrial/Business Areas	Indigenous	26
PS5	3	Land East of Colton Lane, Appleton Roebuck		AROEBCUK/004		9.81	N/A	assume no overlap with PS6	General Industrial/Business Areas	Indigenous	27
PS7	3	Land East of Malt Kiln Lane, Appleton Roebuck		AROEBCUK/006		5.59	N/A		General Industrial/Business Areas	Indigenous	27
PS66	6	Land adjacent Ulskeiff Railway Line, Church Fenton Lane, Ulskeiff			024	1.12	N/A		General Industrial/Business Areas	Indigenous	39
PS47	6	Land North of Boggart Lane, Ulskeiff		ULLESKEIFF/002		0.98	N/A		General Industrial/Business Areas	Indigenous	30
PS67	2	Robin Hoods Yard, Kirkgate, Tadcaster			026	0.68	N/A		General Industrial/Business Areas	Indigenous	36
					TOTAL	55.88					
					Overall TOTAL	552.83					

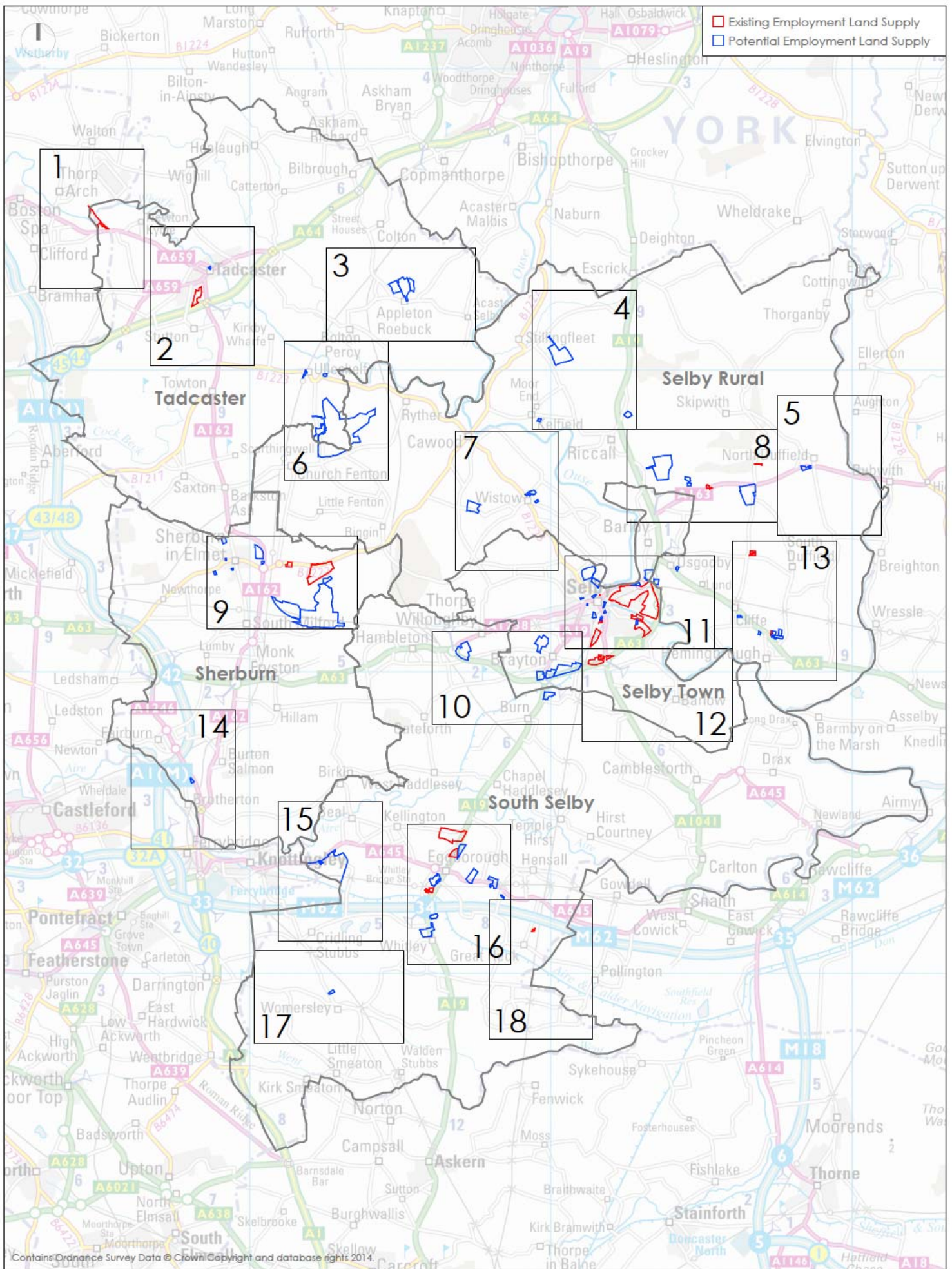
Site for specific occupier  
 Landowner intention to develop for employment use  
 Landowner unwilling to develop for employment use  
 Landowner intentions not known

High scoring (upper quartile) = 44 and over  
 Low scoring (lower quartile) = 31 and under  
 Quartiles based on 25th percentiles of difference between highest and lowest scores  
 Bold = shape used on GVA mapping

**REMOVED FROM SUPPLY**

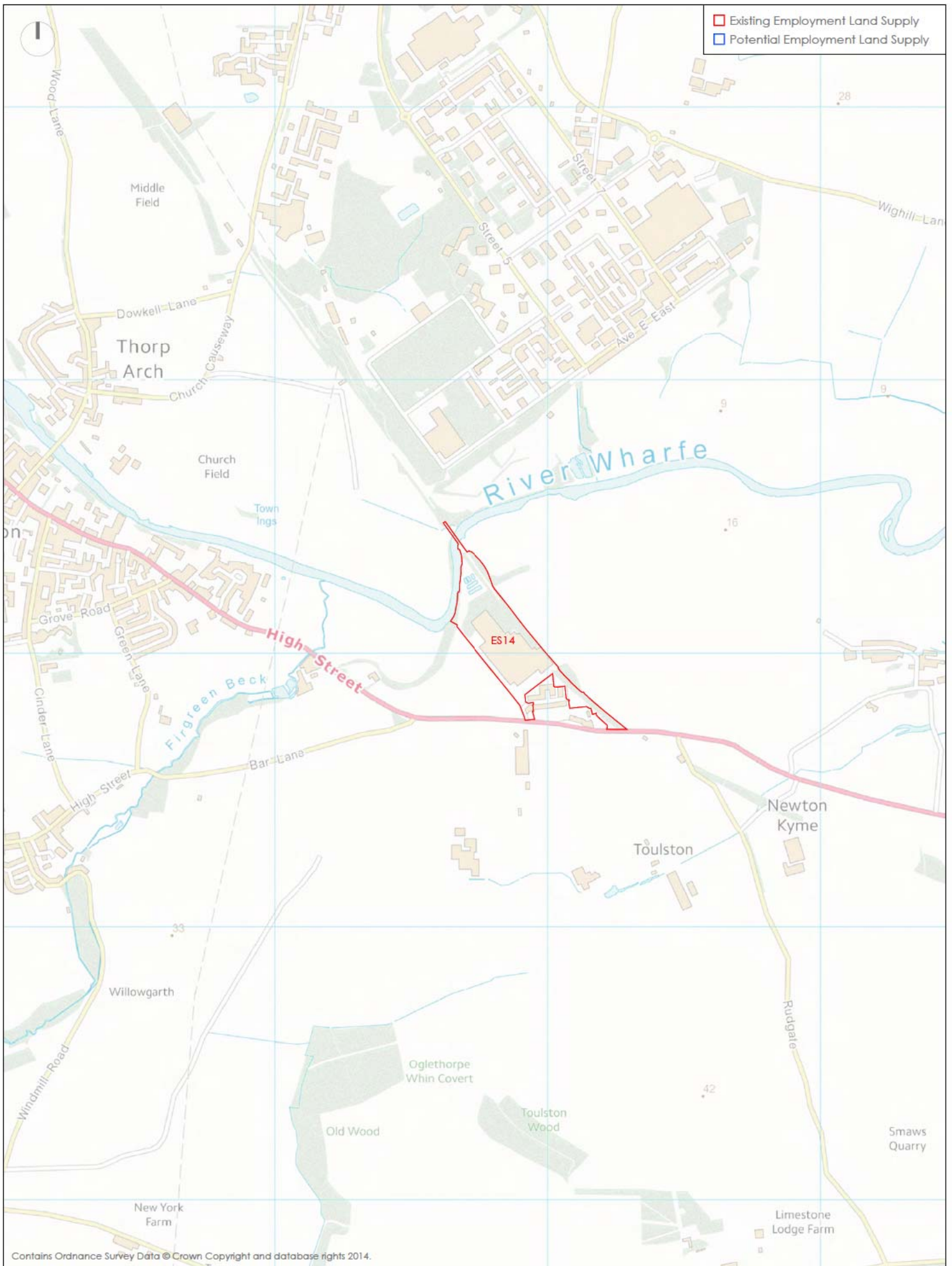
PS46	6	RAF Church Fenton, Church Fenton (Ulskeiff Parish)		ULLESKEIFF/001		181.79	N/A	overlap with 023 - 14,724sqm - 023 to be net down			LANDOWNER INTENTION DECLARED TO BE RUIN AS CIVILIAN AIRPORT
PS64	10	Land east of A63 Roundabout, Thorpe Wloughby			022	18.69	N/A	2012/1090/FUL - Construction of a balancing pond - Approved 04/03/13 2013/1041/OUT - Outline for residential development - Refused 30/01/14, but Appeal allowed			PERMISSION GRANTED ON APPEAL FOR RESIDENTIAL
PS45	6	Church Fenton Airbase, Bunk Lane, Ulskeiff			023	11.13	N/A	2013/0811/OUT - Outline with all matters reserved for up to 65 dwellings, including 5 live/work units, proposed commercial development (B1, C2 or D2) and retention of 1 existing building - Approved 12/11/13 - 2014/0631/OUT - Outline for 9 dwellings - Approved	overlap with Ulskeiff001 - 14,724sqm - 023 (11.13ha)		PERMISSION GRANTED FOR RESIDENTIAL
PS16	16	Land Between Selby Road and A19, Eggborough		EGGBOROUGH/004		7.22	N/A	2014/0659/FUL - Development of 99 dwellings and associated access and landscaping			PERMISSION GRANTED FOR RESIDENTIAL
PS58	11	The Holmes, Holme Loo, Selby (Special Policy Area - SDLP)			016	4.66	N/A	2009/0805/REM - Reserved Matters for 2005/0336/OUT for the erection of 301 dwellings - Approved 12/09/11 - Site under construction			REMOVE AS ALTERNATIVE USE ASSUMED TO BE IMPLEMENTED ON SITE
PS59	11	Former Wood Yard, Station Road, Selby			017	0.55	N/A				REMOVE AS ALREADY OCCUPIED BY ACTIVE EMPLOYMENT USES - NOT CONSIDERED REDEVELOPMENT OPPORTUNITY
PS32	11	Land south of Richard Street, Selby		SELBY/008		0.25	N/A	2013/0481/FUL - Erection of a two storey building to accommodate swimming pools and physical fitness facilities with associated landscaping works - Approved 01/09/13 - Under construction			REMOVE AS ALTERNATIVE USE ASSUMED TO BE IMPLEMENTED ON SITE
PS44	9	Land at former Council offices Kirkgate, Sherburn in Emet		SHERBURN/030		0.21	N/A				REMOVE DUE TO SITE SIZE
PS23	11	Land east of York Street, Selby		SELBY/011		0.16	N/A				REMOVE DUE TO SITE SIZE
PS25	9	66 Low Street, Sherburn in Emet		SHERBURN/002		0.07	N/A				REMOVE DUE TO SITE SIZE
PS37	9	58A Low Street, Sherburn in Emet		SHERBURN/004		0.04	N/A				REMOVE DUE TO SITE SIZE
PS26	9	64 Low Street, Sherburn in Emet		SHERBURN/001		0.02	N/A				REMOVE DUE TO SITE SIZE

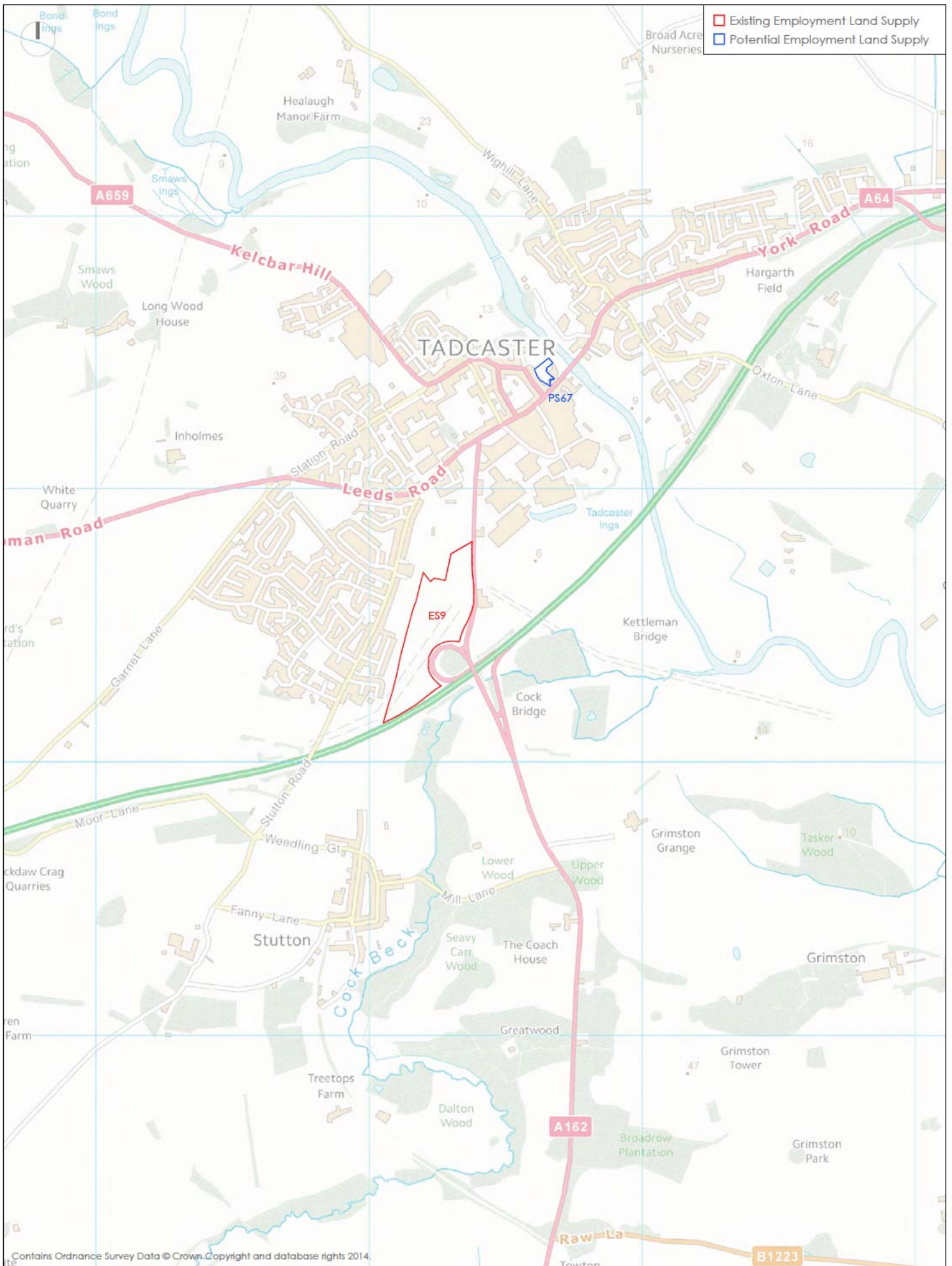
## Appendix 3A: Index map



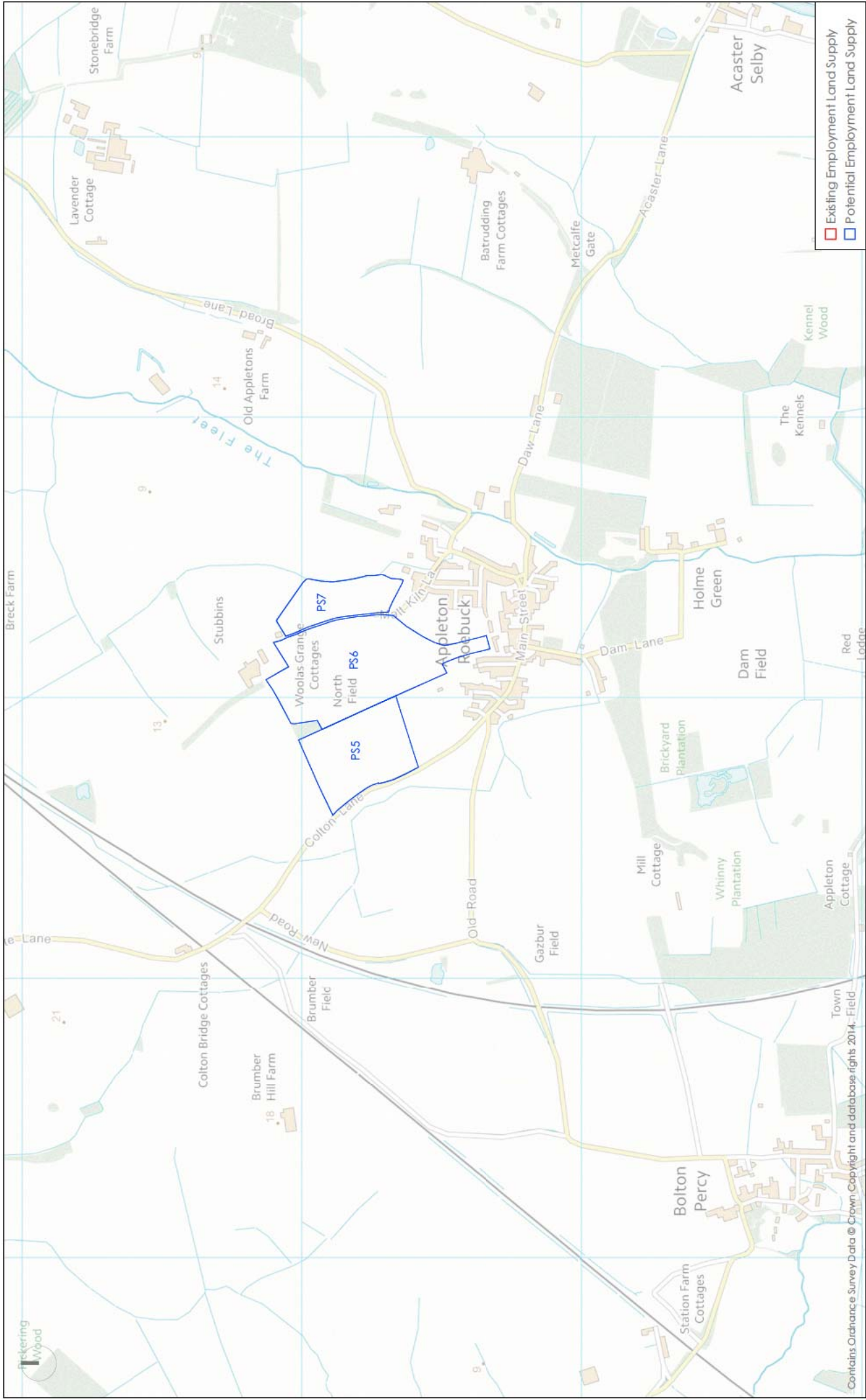
## Appendix 3B: Individual map sheets









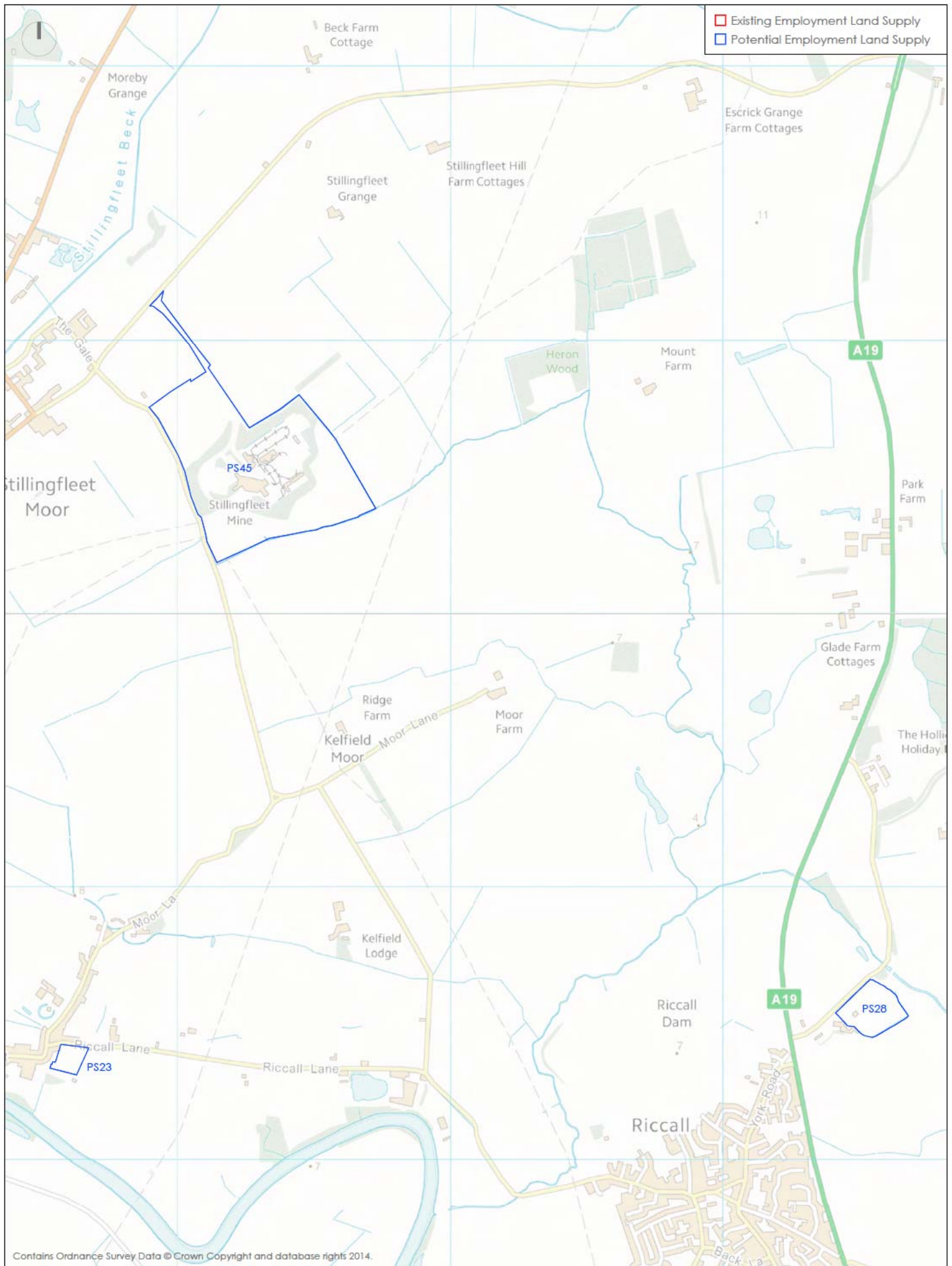


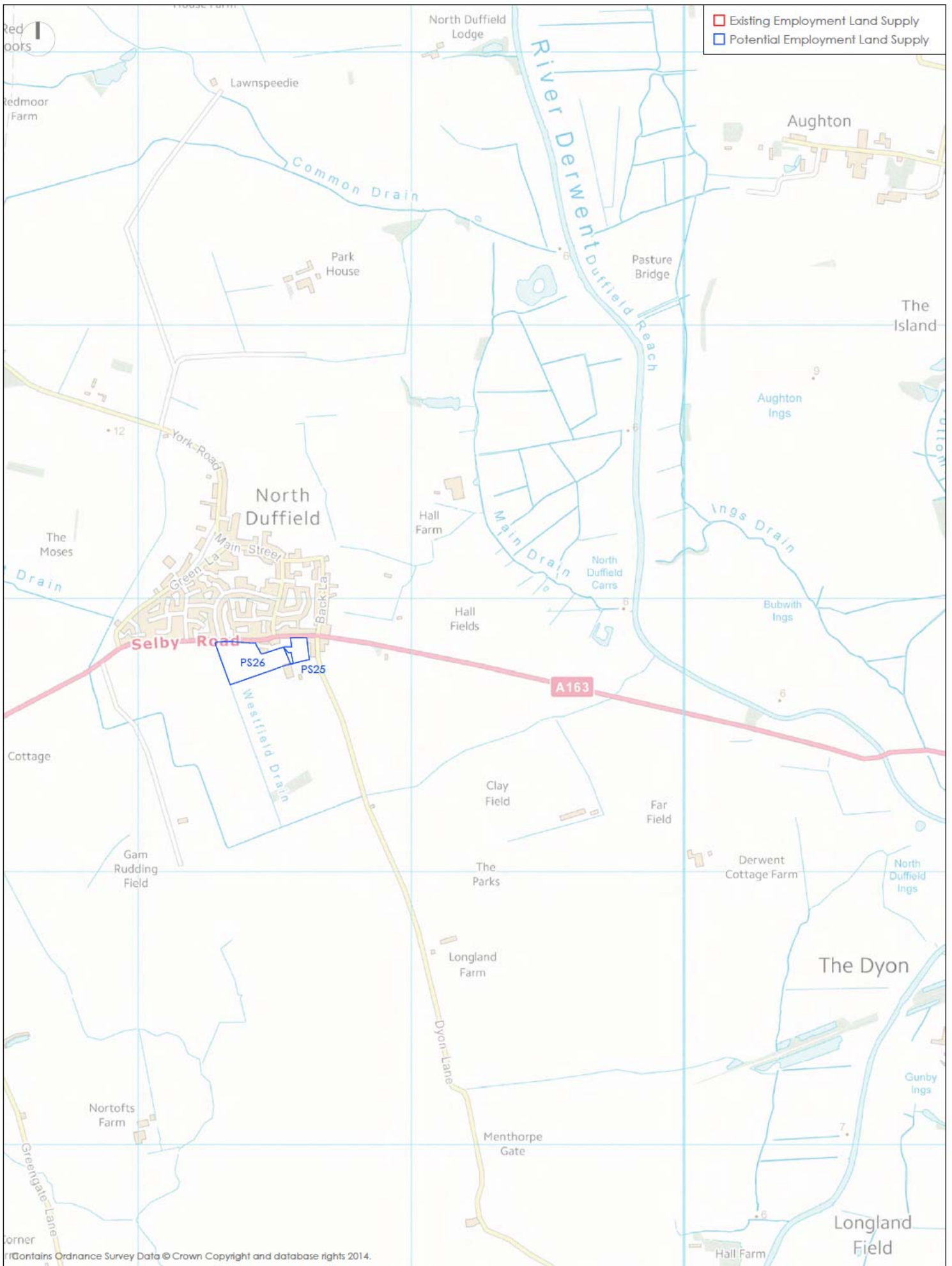
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- Potential Employment Land Supply



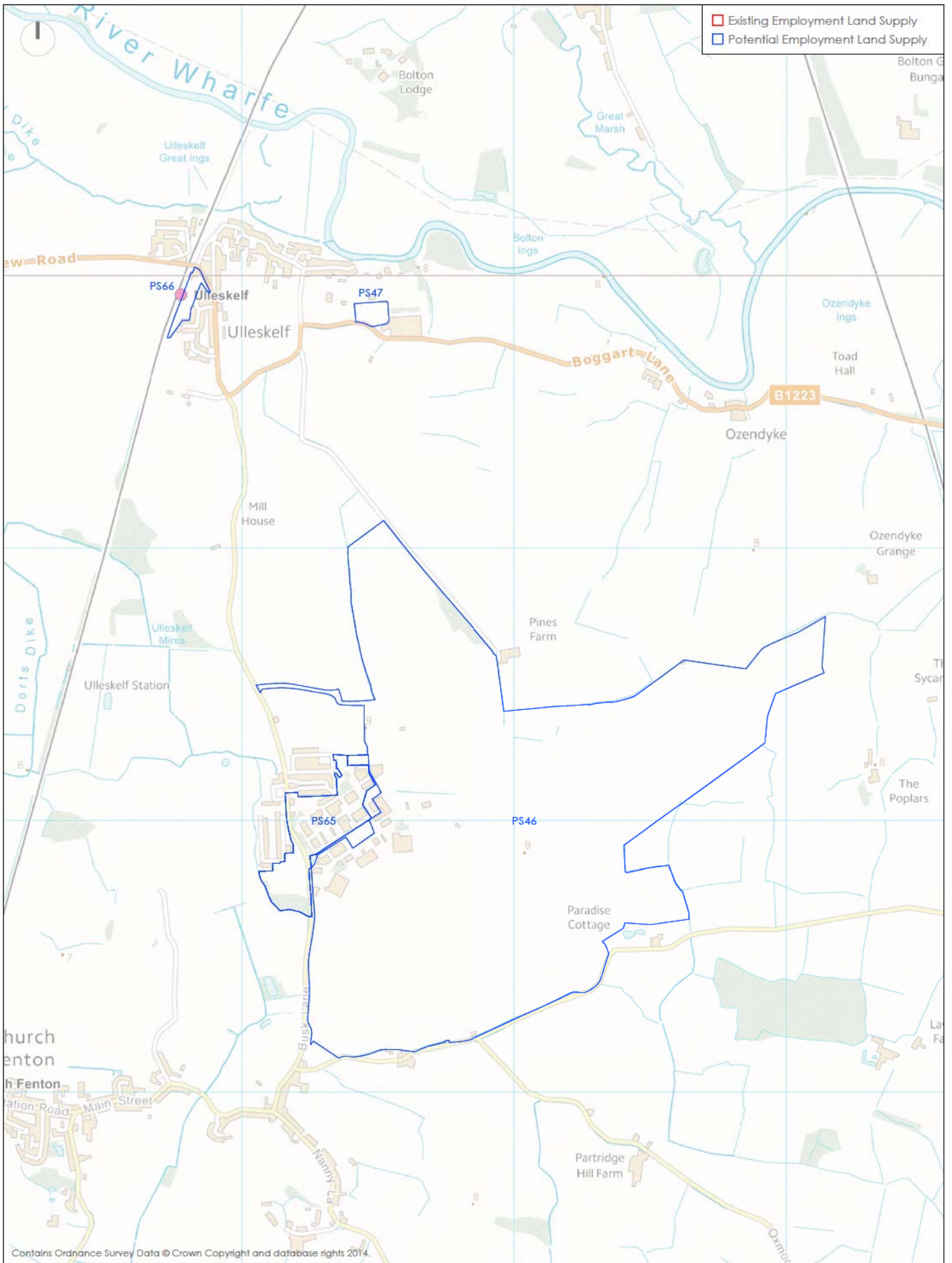
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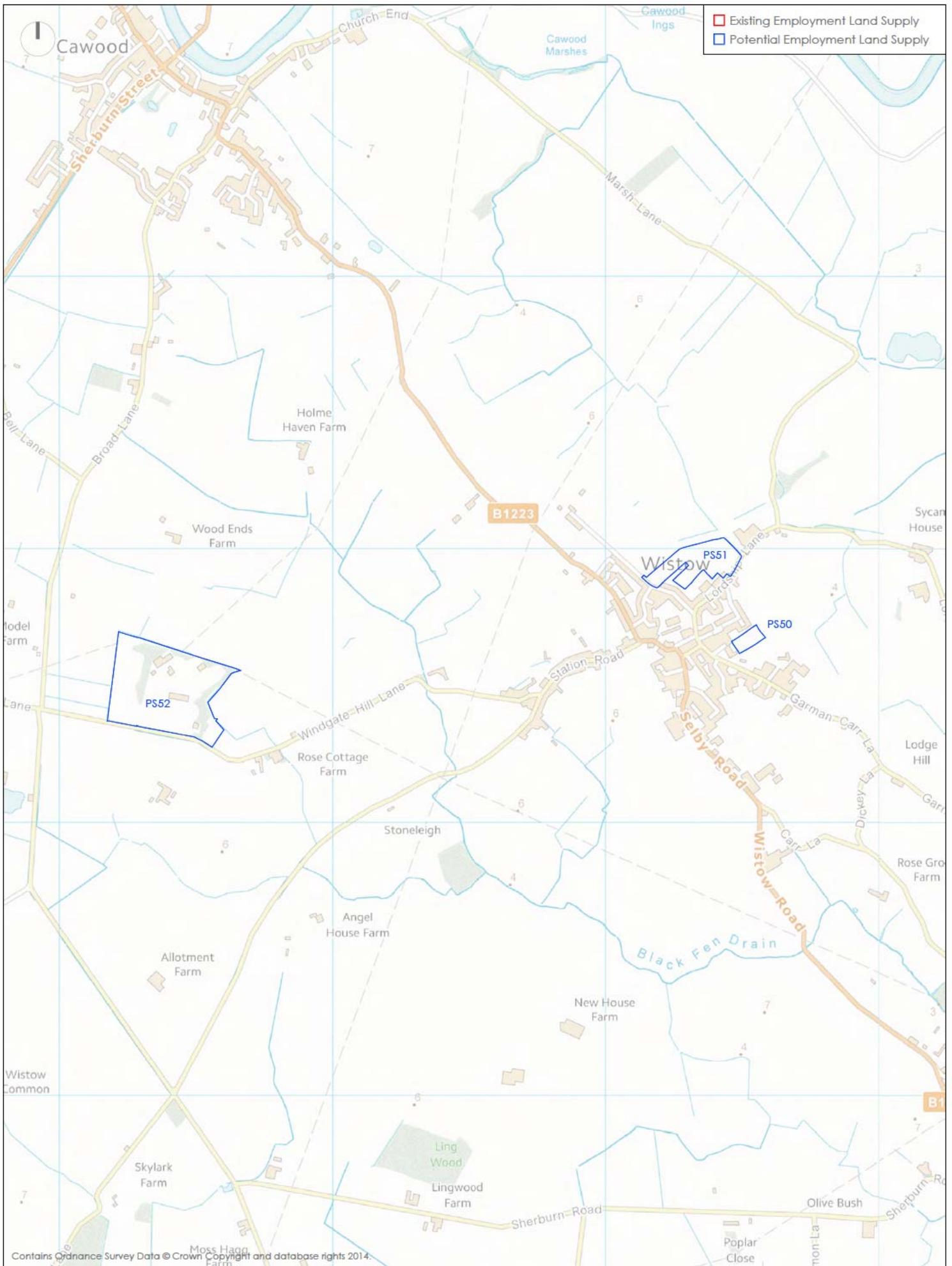






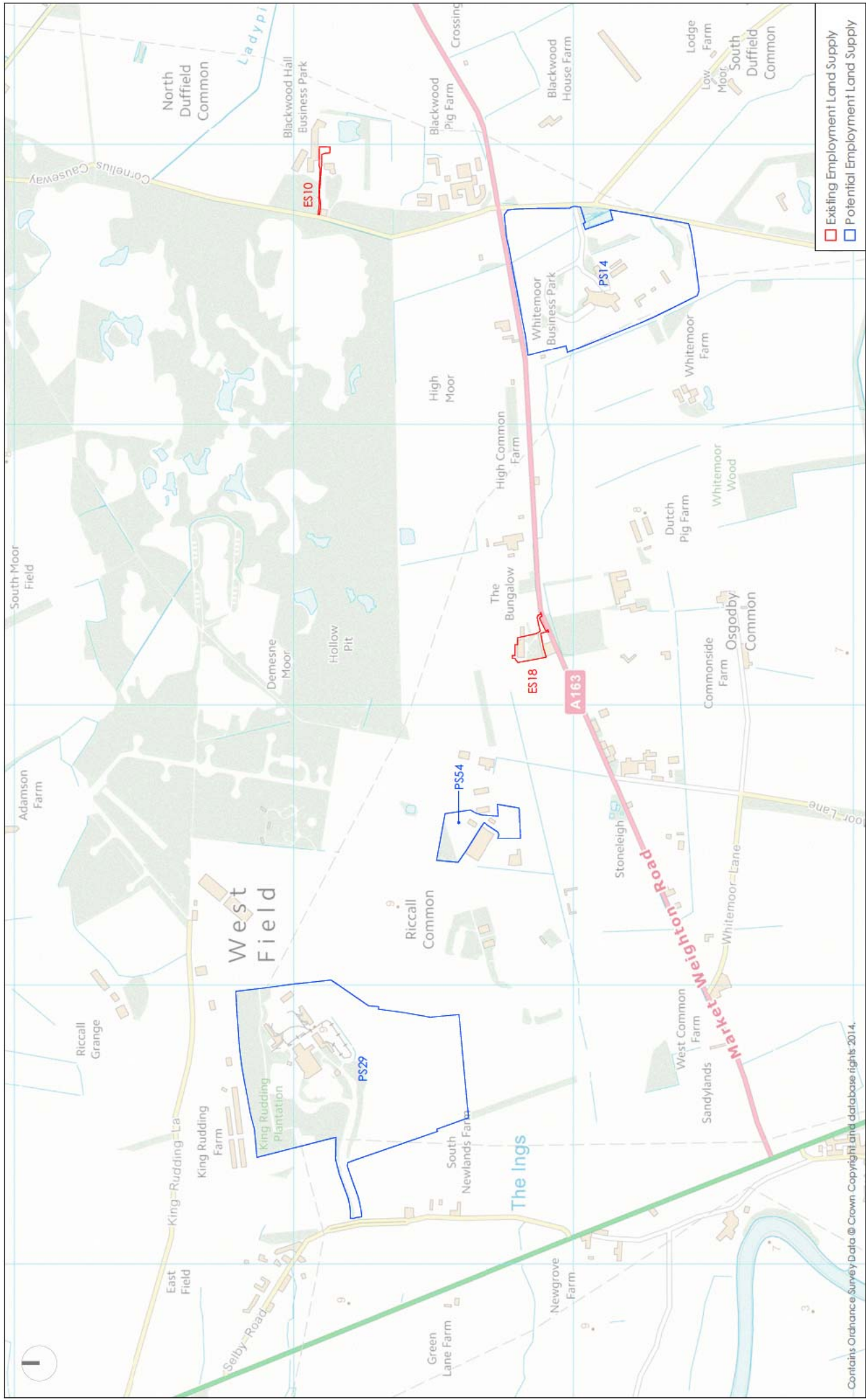






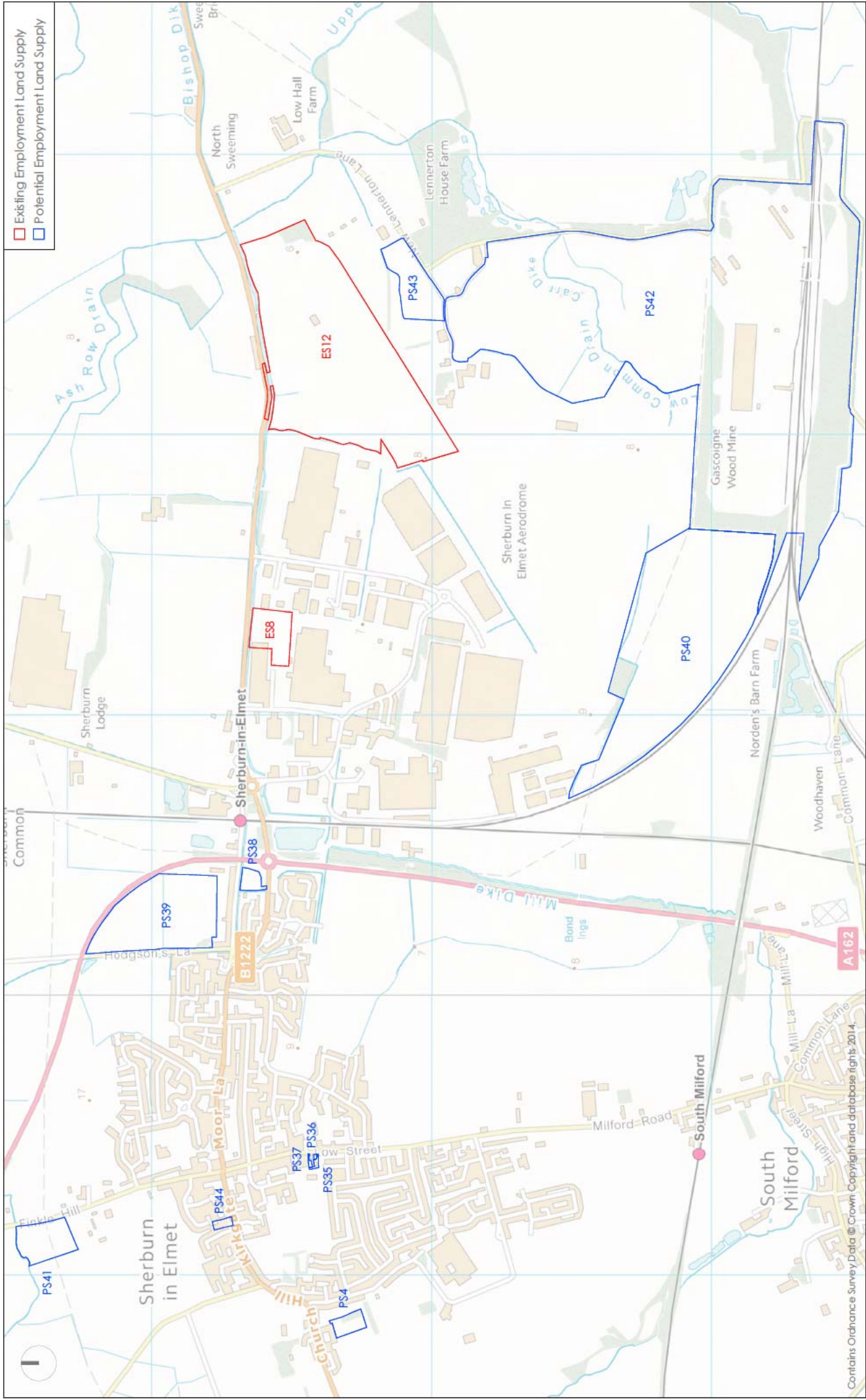
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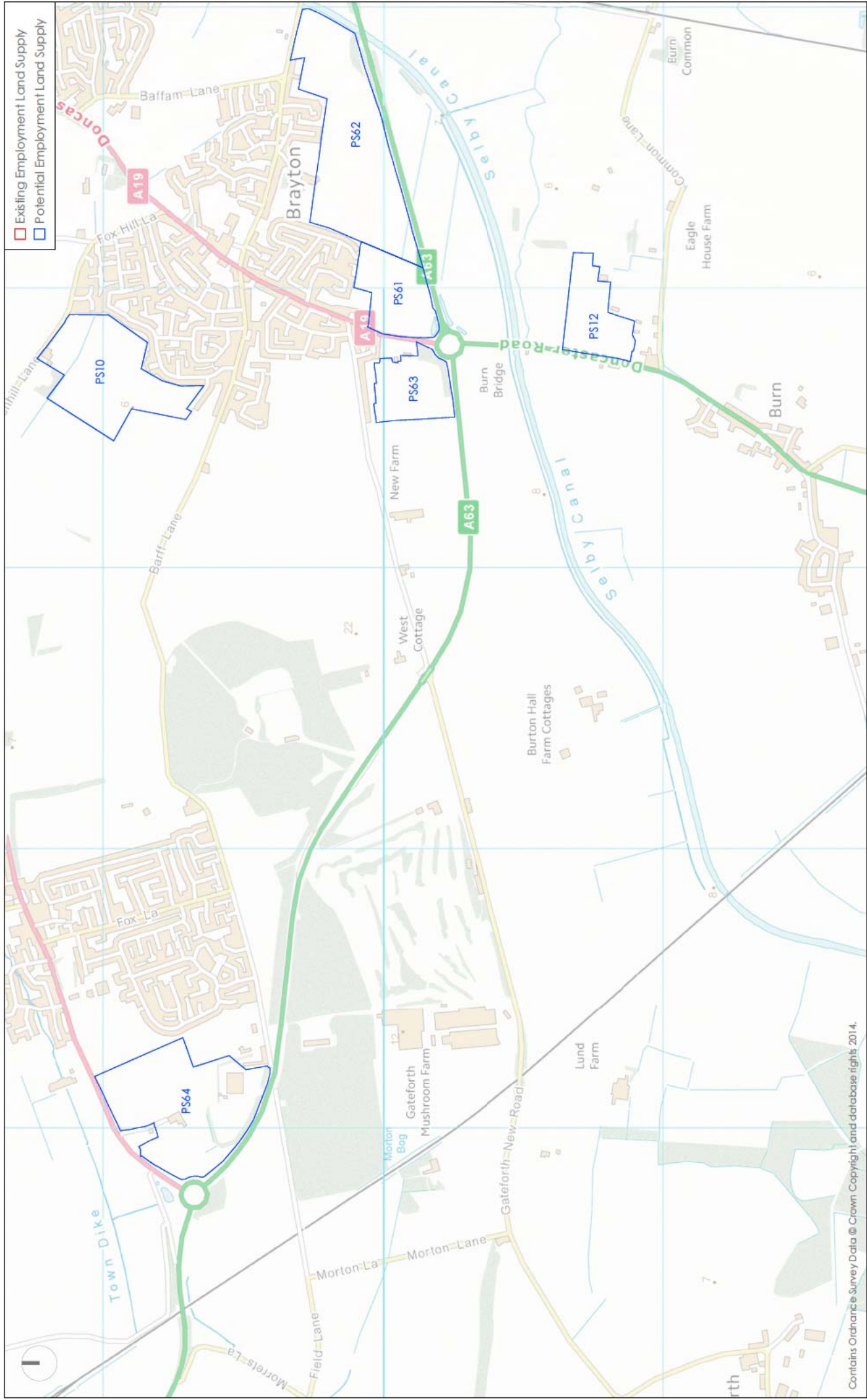


- Existing Employment Land Supply
- Potential Employment Land Supply

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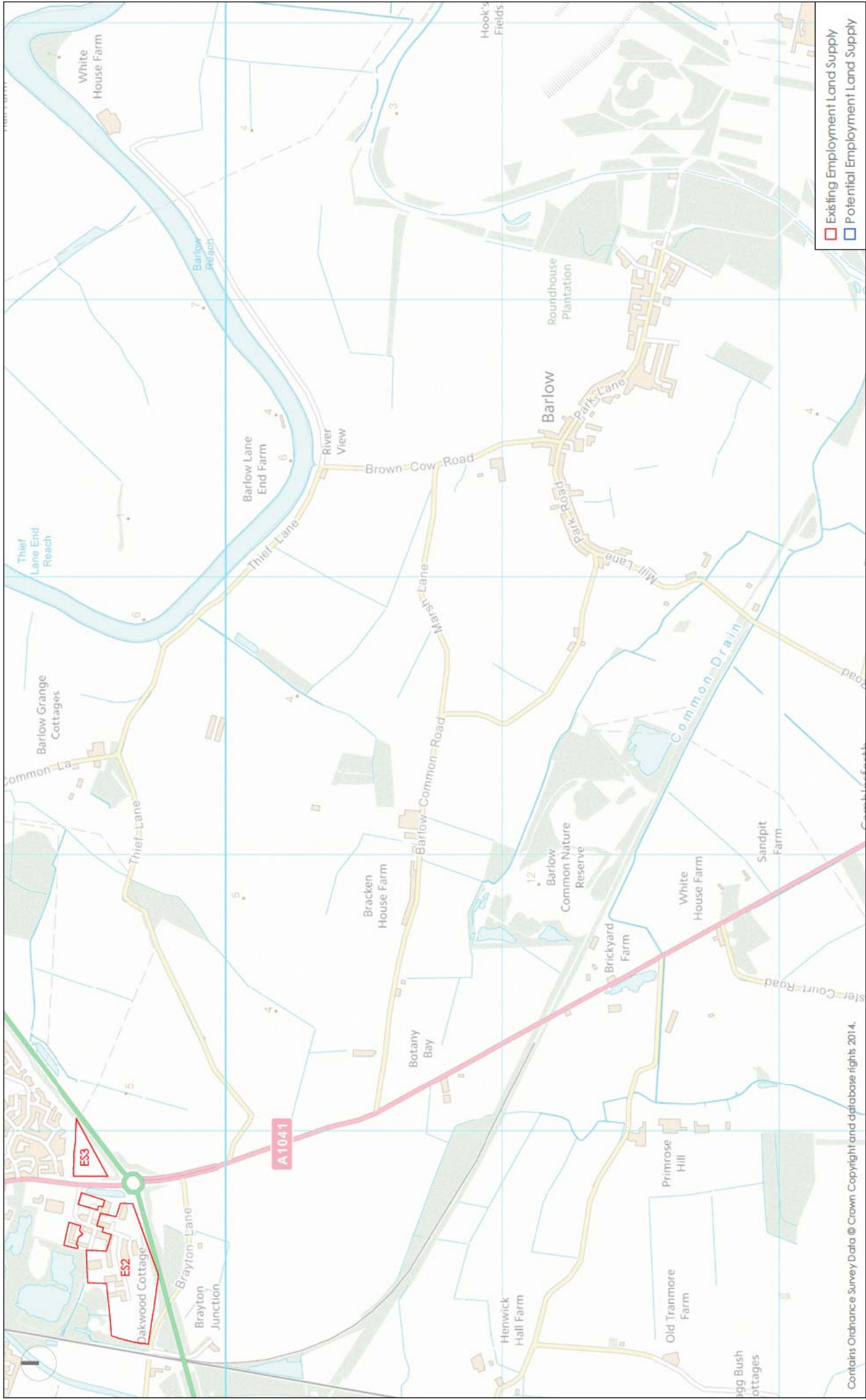
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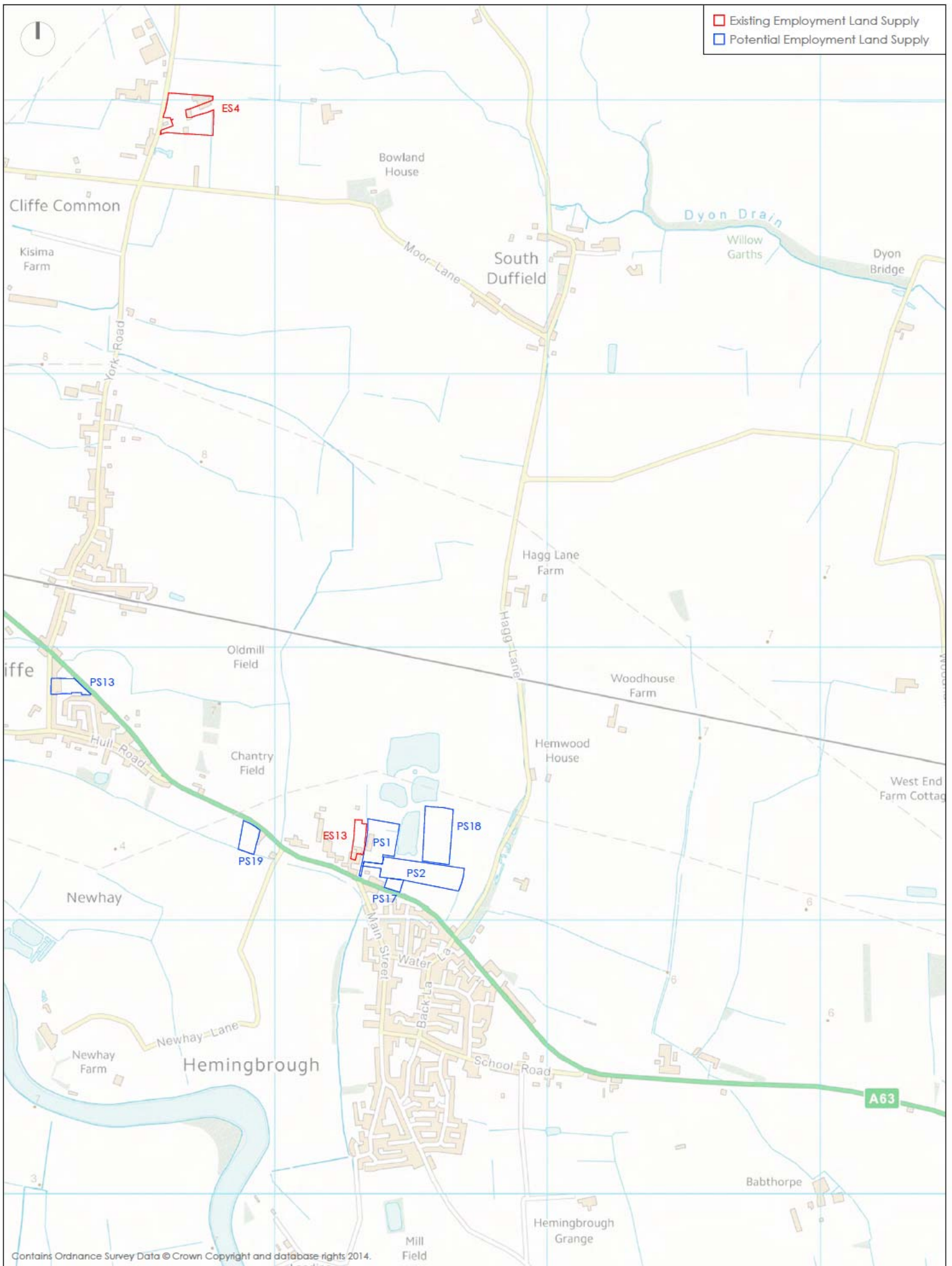




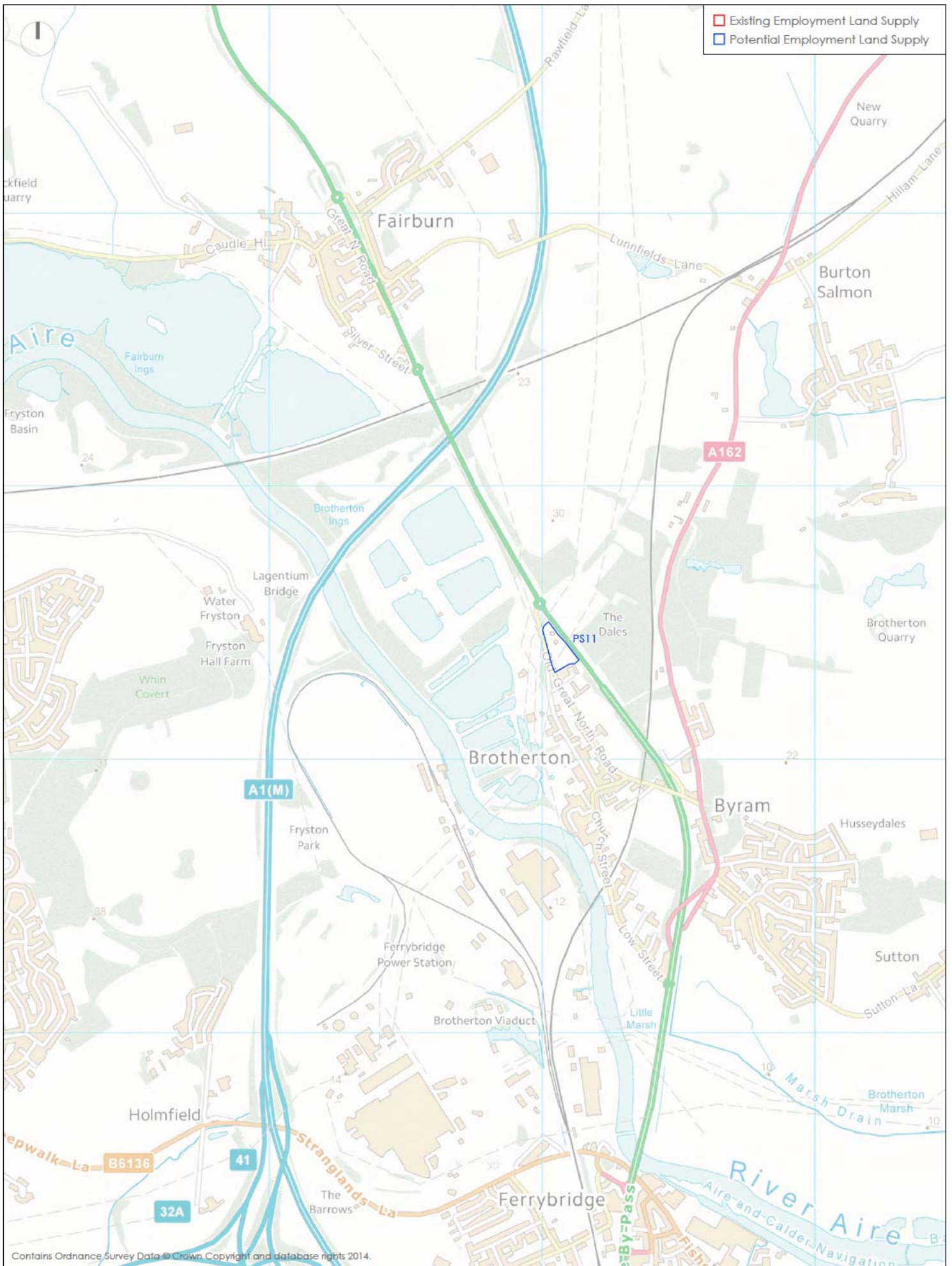
□ Existing Employment Land Supply  
□ Potential Employment Land Supply



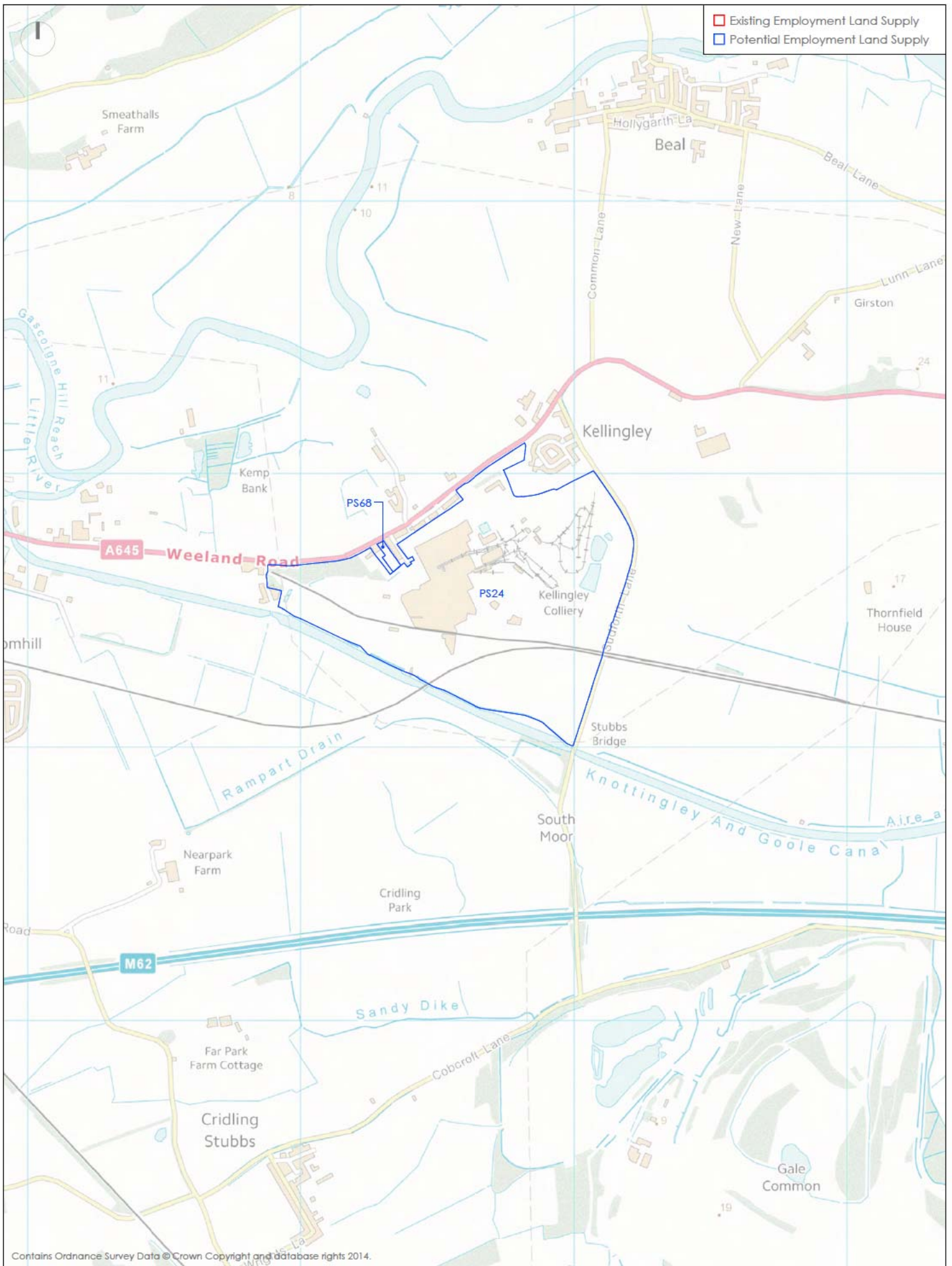
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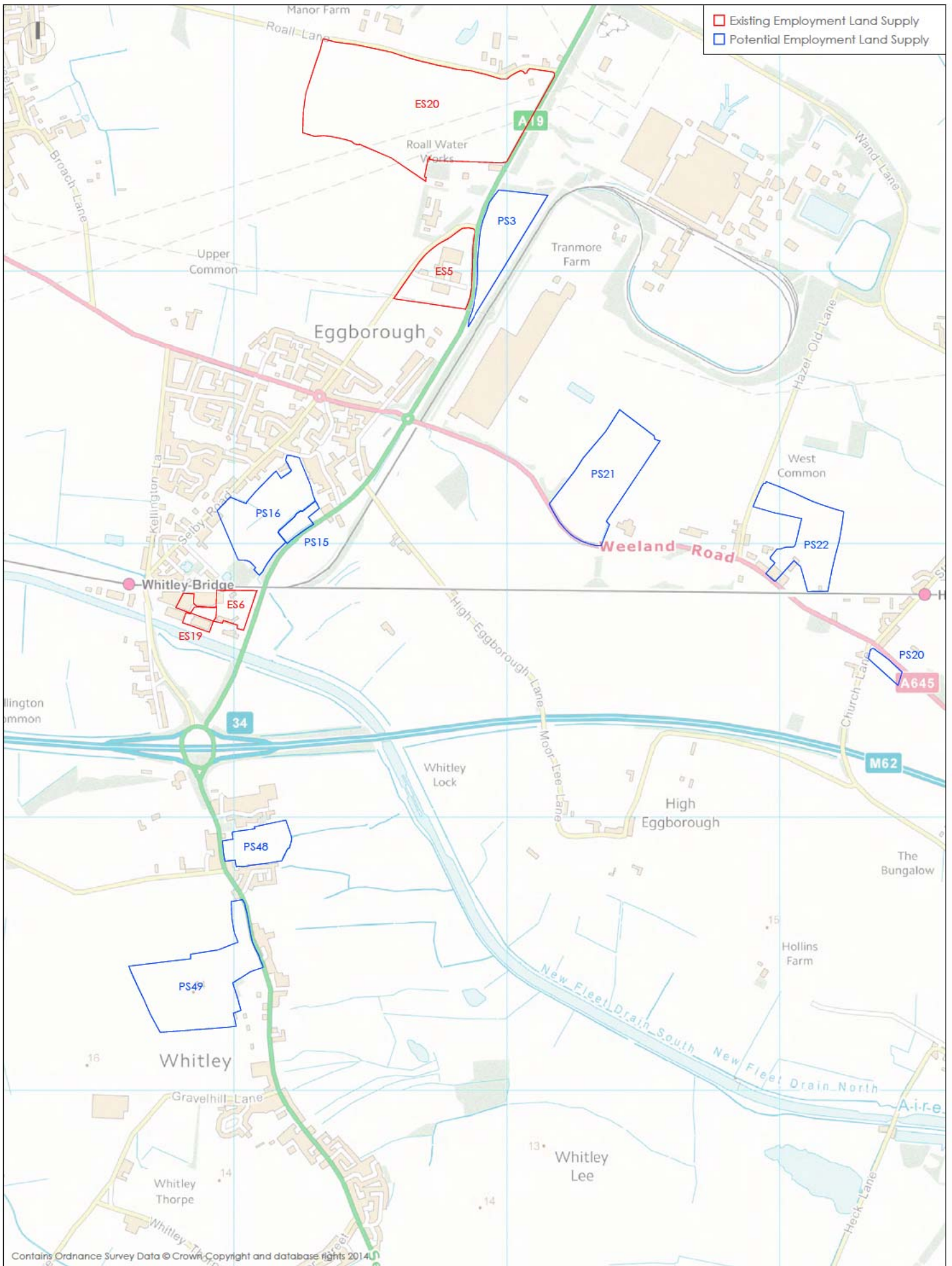


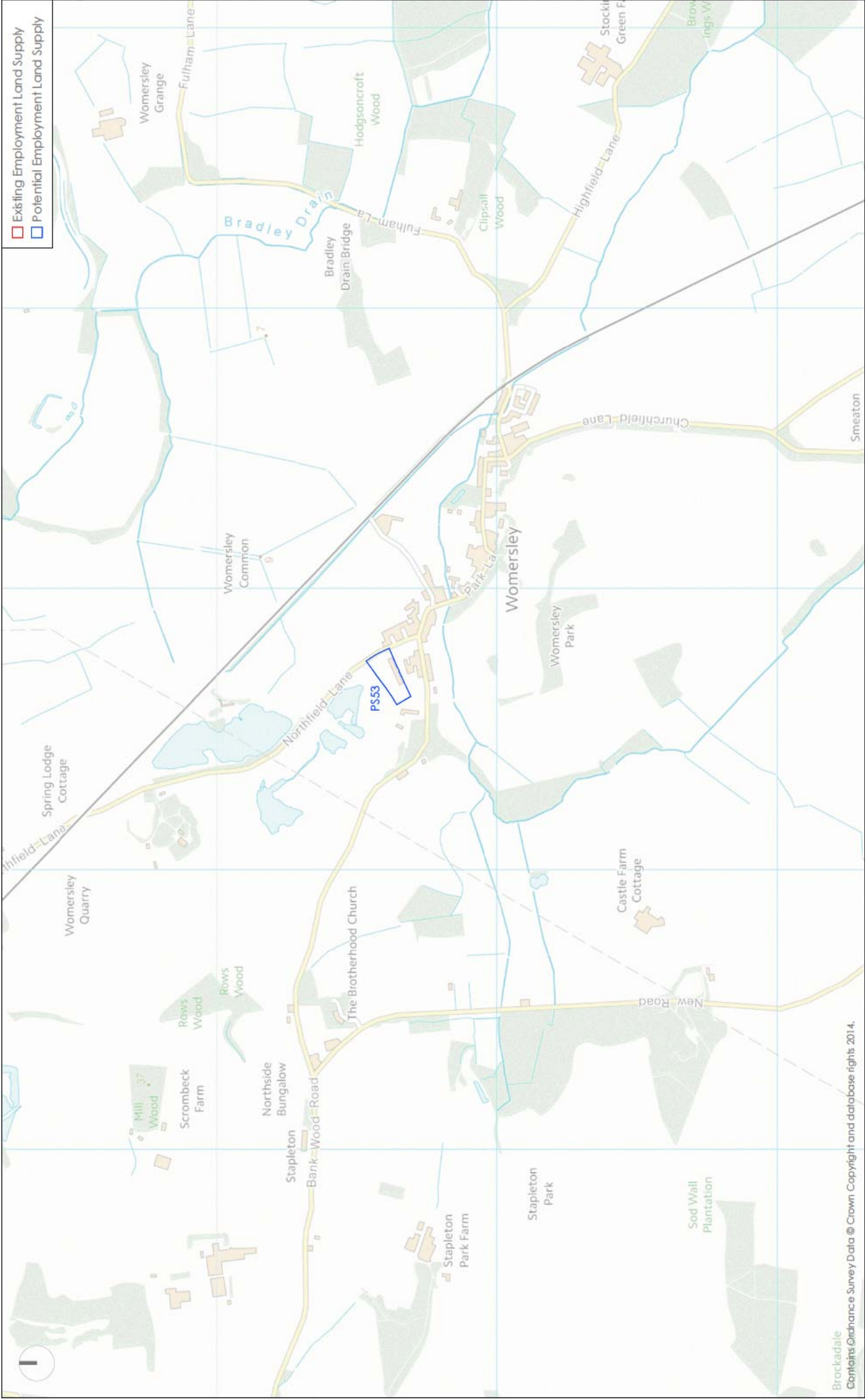
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Brockdale  
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## Appendix 4: Site assessment criteria



**Selby Employment Land Review – Site Assessment Criteria**

Site Assessment Criteria	Detail	Scoring (Low 1 High 5)	Source
1. Ownership & Land owner intentions	Each site to be classified based on ownership and landowner intentions to inform determination as to whether a site, if allocated, will be brought forward as intended	Ownership: Each site to be classed as: <ul style="list-style-type: none"> <li>• Private</li> <li>• Public</li> <li>• Unknown</li> </ul> Landowner intentions to develop for employment uses: Each site to be classed as: <ul style="list-style-type: none"> <li>• Yes – long term (green)</li> <li>• Yes – short / medium term (green)</li> <li>• Yes – immediate (green)</li> <li>• No (Red)</li> <li>• Not known (Purple)</li> </ul>	May be set out in previous documents – ELR2010, 2005 Local Plan, 2010 Preferred Options, SLAA  Contacts may be available on planning application form or through Call for Sites representations.  If unknown, assume single owner and willing. If a large site there may be multiple owners.
2. Flood Zone	Each site to be classified based on flood zone to inform consideration of sites in terms of flood risk sequential test	<ul style="list-style-type: none"> <li>• Flood Zone 1</li> <li>• Flood Zone 2 (benefitting from flood defences)</li> <li>• Flood Zone 2 (not benefitting from flood defences)</li> <li>• Flood Zone 3 (benefitting from flood defences)</li> <li>• Flood Zone 3 (not benefitting from flood defences)</li> </ul>	EA Flood Map for Planning (Rivers & Seas) (more up to date than the Selby SFRA)

Market Assessment Criteria			
2. Availability (timescale)	Is the site immediately available for development, i.e. shovel ready for employment development etc. Or are there any impediments to development such as the need for remediation, land assembly, existing structures to be removed, access improvements required etc.	<ul style="list-style-type: none"> <li>• Site score 1 if considered long-term or not available</li> <li>• Site score 3 if considered short or medium term available</li> <li>• Site score 5 if considered immediately available</li> </ul>	<p>If the site is clear and ready to go – score of 5. If lots of clearance required will be a 3. If existing established operational use/uses on a large site – will be a 1.</p> <p>To be determined on site visits.</p>
3. Market activity/developer interest	Evidence of recent market activity. Developer interest in bringing the site forward for employment development. Evidence of recent employment development activity in that area.	<ul style="list-style-type: none"> <li>• Site score 1 if no evidence of market activity on site or in the area</li> <li>• Site score 3 if no evidence of market activity on the site but evidence in the area (major)</li> <li>• Site score 5 if site is being clearly marketed</li> </ul>	<p>Assess on site or nearby marketing boards / construction on site visits.</p> <p>If the site is for a specific occupier (most likely identified through a planning permission) then the score should be 5.</p>
4. Site constraints (physical)	<p>Factors to be considered where information available:</p> <ul style="list-style-type: none"> <li>- Site access</li> <li>- Contamination</li> <li>- Utilities / power lines</li> <li>- Trees / vegetation</li> <li>- Topography</li> </ul> <p>NB: Assessment does not</p>	<ul style="list-style-type: none"> <li>• Site score 1 if multiple significant development constraints</li> <li>• Site score 2 if individual significant development constraint</li> <li>• Site score 3 if multiple but not significant development constraints</li> <li>• Site score 4 if individual not significant development constraint</li> <li>• Site score 5 if no development constraints</li> </ul>	<p>To be determined via site visit or Google aerial view, and ELR 2010.</p> <p>If new access / significantly improved access on or off site is required, then this will be a significant constraint. If some access improvements are required then this will be a non-significant constraint.</p>

	include consideration of on-site structures.		<p>Clear evidence of a likely contaminated site will be a significant constraint. If there is potential / partial contamination then this will be a non-significant constraint.</p> <p>If there are high voltage power lines crossing the centre of the site (or other utilities) then this will be a significant development constraint. If there are low voltage power lines crossing the site then this will be a non-significant constraint.</p> <p>If there are heavily wooded or densely vegetated areas across a majority of the site then this would be a significant development constraint. If there are some trees / vegetated areas on site then this would be a non-significant development constraint. Trees on boundaries are not usually a non-significant development constraint.</p>
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			<p>If there is a very difficult site topography, that will be a significant constraint. If there are some limited topographical issues then that will be a non-significant development constraint.</p> <p>Structures on site are assessed under a different criteria so do not constitute a constraint under this category.</p> <p>If there is one significant constraint and several non-significant constraints, the score would be 2.</p> <p>If there is more than one significant constraint, even if there are no non-significant constraints, the score would be 1.</p>
5. Planning policy constraints	<p>Review to determine if site is located on or in proximity to a protected area / designation:</p> <ul style="list-style-type: none"> <li>- Local Nature Reserves</li> <li>- SINCs</li> <li>- SSSIs</li> <li>- Noise Zones</li> </ul>	<ul style="list-style-type: none"> <li>• Site score 1 if multiple significant development constraints</li> <li>• Site score 2 if individual significant development constraint</li> <li>• Site score 3 if multiple but not significant development constraints</li> <li>• Site score 4 if individual not significant development constraint</li> <li>• Site score 5 if no development constraints</li> </ul>	<p>Check MAGIC website and any information available on SDC website on current Proposals Map / data. EA mapping for flood risk. Plus ELR 2010.</p> <p>Make a judgement as to whether a constraint is</p>

	<ul style="list-style-type: none"> <li>- Hazard lines / points (adjacent land)</li> <li>- TPOs (if available)</li> <li>- AQMAs (if available)</li> <li>- Green Belt</li> <li>- Listed Buildings (if available)</li> <li>- Conservation Areas</li> <li>- Historic Battlefields</li> <li>- Historic Parks &amp; Gardens</li> <li>- Scheduled Ancient Monuments</li> <li>- Area of Outstanding Natural Beauty</li> <li>- Special character area (e.g. landscape)</li> </ul>		<p>significant or not. Green Belt / Listed Buildings would be examples of significant constraints. Open countryside is deemed non-significant.</p> <p>If there is one significant constraint and several non-significant constraints, the score would be 2.</p> <p>If there is more than one significant constraint, even if there are no non-significant constraints, the score would be 1.</p> <p>If a permission / allocation exists, unless there is another reason to treat policy constraint as not applicable, then still treat it as applicable – as if the permission lapses it will be relevant.</p>
6. Strategic accessibility	Strategic accessibility of the site on a local, sub-regional, regional, national and international basis.	<ul style="list-style-type: none"> <li>• Site score 1 if site only poor local accessibility</li> <li>• Site score 2 if site has good local accessibility</li> <li>• Site score 3 if site has good sub-regional accessibility</li> </ul>	<p>Poor local = track / narrow local road</p> <p>Good local = B road</p> <p>Good sub-regional = A road</p> <p>Good regional accessibility = major A road – (A63, A19,</p>

		<ul style="list-style-type: none"> <li>• Site score 4 if site has good regional accessibility</li> <li>• Site score 5 if site has good national accessibility</li> </ul>	<p>A64) Good national = motorway (M62, A1/M1)</p> <p>To be determined on site visit. Scores can be moderated if something appears to increase accessibility – for example an A road near a major transport interchange. Where a site is close to an A road but accessed off a B road it can be scored a 3 etc.</p> <p>Note to be made if there is a possibility of access by rail / water based methods. Score to be moderated if strong possibility of utilisation (i.e. if a railway crosses the site, it is not actually likely to increase accessibility).</p> <p>Score to be moderated down if access is blocked by a level crossing.</p>
7. Site and/or premises conditions	Whether the site would require clearance or other engineering works to enable the development to take place.	<ul style="list-style-type: none"> <li>• Site score 1 if significant / complicated clearance required (&gt;75% of site)</li> <li>• Site score 2 if relatively substantial clearance required (&gt;50%, &lt;75% of site)</li> <li>• Site score 3 if some clearance required (&gt;25%, &lt;50% of site)</li> <li>• Site score 4 if limited clearance required</li> </ul>	<p>Judge proportional to the site size.</p> <p>Don't count trees or vegetation in clearance unless very large areas.</p> <p>Hardstanding areas should not be classed as requiring</p>

		( $<25\%$ of site) <ul style="list-style-type: none"><li>• Site score 5 if no clearance required</li></ul>	clearance. To be determined on site visit and Google aerial view.
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Sustainable Development Criteria			
1. Location & Quality of surrounding environment (i.e. proximity to services)	Sequential assessment of site: Urban, urban edge or outside urban. This must also reflect whether a site located outside the urban area is in a location that could provide jobs in the rural economy (In line with the principles of the National Planning Policy Framework).	<ul style="list-style-type: none"> <li>• Site score 1 if outside of development limits (may also be a hamlet which is outside of development limits)</li> <li>• Site score 2 if on edge of/ close to Secondary Village</li> <li>• Site score 3 if within a Secondary Village or on the edge of or close to a Designated Service Village</li> <li>• Site score 4 if edge of or close to urban area (Principal Town or Local Service Centre) (brownfield or greenfield) or if within a Designated Service Village</li> <li>• Site score 5 if within urban area (Principal Town or Local Service Centre)</li> </ul>	<p>If the site is a field separated from a settlement – this will score 1.</p> <p>Classifications for settlements to be taken from Core Strategy Settlement Pattern – Map 4 and associated list on page 20.</p>
2. Previously Developed Land/Greenfield	Development on PDL reduces the need to develop on greenfield sites. This is a more sustainable approach to accommodating employment development.	<ul style="list-style-type: none"> <li>• Site score 1 if greenfield</li> <li>• Site score 2 if majority greenfield</li> <li>• Site score 3 if 50% greenfield, 50% brownfield</li> <li>• Score 4 if majority brownfield</li> <li>• Site score 5 if brownfield</li> </ul>	To be determined on site visit and from Google aerial view.
3. Public transport accessibility	Regular and good quality public transport linkages to the site reduce the need for private car trips and represent a more sustainable location for employment development.	<ul style="list-style-type: none"> <li>• Site score 1 if Secondary Village or outside of Secondary Village at a distance from bus stop or train station (greater than 250m)</li> <li>• Site score 2 if Secondary Village or outside of Secondary Village in close proximity to bus stop or train station (within 250m); or if located in Tadcaster / Sherburn or Designated Service Village at a distance from bus stop or train station (greater than</li> </ul>	<p>Based on Core Strategy Settlement Hierarchy.</p> <p>Look for bus stops and train stations on Google aerial view and on site visit.</p>



		<p>250m)</p> <ul style="list-style-type: none"> <li>• Site score 3 if located in Tadcaster / Sherburn or Designated Service Village in close proximity to existing bus stop or train station (within 250m)</li> <li>• Site score 4 located in / on edge of Selby town at a distance from an existing bus stop or train station (greater than 250m)</li> <li>• Site score 5 if located in / on edge of Selby town in close proximity to existing bus stop or train station (within 250m)</li> </ul>	
4. Accessibility by walking and cycling	<p>Sites accessible by cycling and walking represent the most sustainable and healthy option for the working population to access. This will rely on suitable infrastructure and topography to encourage active travel choice.</p>	<ul style="list-style-type: none"> <li>• Site score 1 if site is greater than 100m from an existing pavement or cycle lane on either side of the road</li> <li>• Site score 2 if site is 25m to 100m from an existing pavement or cycle lane on either side of the road</li> <li>• Site score 3 if the site is 0m to 25m from an existing pavement or cycle lane on the opposite side of the road (i.e. crossing point required)</li> <li>• Site score 4 if the site is 0m to 25m from an existing pavement or cycle lane on the correct side of the road / within similar distance of existing crossing point on the same side of the road</li> <li>• Site score 5 if the site is 0m to 25m from an existing pavement <u>and</u> cycle lane on the correct side of the road</li> </ul>	<p>Scoring is based on specifics of linking the site into existing infrastructure.</p> <p>Where there is a crossing point within a particular distance already in place but no link beyond the crossing to the site, then that should be treated as having access on the correct side of the road.</p> <p>Where access arrangements do not fit neatly into any category, then a judgement as to the closest fit should be made.</p> <p>A tow path should be treated as a pavement and cycle lane.</p>

5. Suitability for employment development	Whether the site is suitable for employment development by virtue of its scale, nature, characteristics, adjacent uses	<ul style="list-style-type: none"> <li>• Site score 1 if not considered suitable for employment / more suited to alternative development</li> <li>• Site score 3 if neutral suitability</li> <li>• Site score 5 if good / strong suitability</li> </ul>	To be determined on site visit. Consider all types of employment uses – i.e. office / industrial / warehouse.

Strategic Planning Criteria			
1. Planning context	Whether the site has planning permission for employment development, is currently allocated for employment development, has permission for non-employment uses. Allocated sites and those with planning permission for employment development will receive higher scores.	<ul style="list-style-type: none"> <li>• Site score 1 if not allocated and has permission for non employment use</li> <li>• Site score 2 if not allocated and no permission</li> <li>• Site score 3 if not allocated and expired permission in place for employment use</li> <li>• Site score 4 if allocated for employment use (with / without expired permission) <u>or</u> permission for employment use</li> <li>• Site score 5 if allocated <u>and</u> permission in place for employment use</li> </ul>	Details of planning permissions and allocations are on the spreadsheets. Alternative permissions are due to be confirmed by SDC – assume not got permission for alternative uses until know otherwise.
2. Importance to LEP Strategy / likelihood of securing RGF funding	Whether a site, by virtue of its scale, nature, location and characteristics is a site of importance to LEP Strategy or a business support priority / RGF funding priority.  Priority sites / locations in Selby include: <ul style="list-style-type: none"> <li>- Olympia Park</li> <li>- Sherburn Industrial Estate</li> </ul>	<ul style="list-style-type: none"> <li>• Site score 1 if not a LEP priority site / no RGF funding</li> <li>• Site score 3 if adjacent / close to a priority site and/or RGF funded site</li> <li>• Site score 5 if site is a priority site and/or RGF funded site</li> </ul>	Approach to be applied with relation to the specific list of sites.

3. Strategic sites	Whether the site is strategic as per the Core Strategy (i.e. Olympia Park)	<ul style="list-style-type: none"> <li>• Site score 1 if not near Olympia Park.</li> <li>• Site score 3 if in proximity to Olympia Park (south / east of Selby i.e. to the east of Doncaster Road / Brook Street / Bondgate and north of A63).</li> <li>• Site score 5 if Olympia Park – score 5.</li> </ul>	Approach to be applied as per scoring
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Sites are also to be classified as follows:

Potential Employment Market Segment	Definition
Established or Potential Office Locations	Sites and premises, predominately in or on the edge of town and city centres, already recognised by the market as being capable of supporting pure office (or high technology R&D/business uses).
High Quality Business Parks	These are likely to be sites, no less than 5ha but more often 20ha or more, already occupied by national or multi-national firms or likely to attract those occupiers. Key characteristics are quality of buildings and public realm and access to main transport networks. Likely to have significant pure office, high office content manufacturing and R & D facilities. Includes 'Strategic' inward investment sites.
Research and Technology/Science Parks	Usually office based developments, which are strongly branded and managed in association with academic and research institutions. They range from incubator units with well developed collective services, usually in highly urban locations with good public transport access to more extensive edge/out of town locations.
Warehouse/Distribution Parks	Large, often edge/out of town serviced sites located at key transport interchanges.
General Industrial/Business Areas	Coherent areas of land which are, in terms of environment, road access, location, parking and operating conditions, well suited for retention in industrial use. Often older, more established areas of land and buildings. A mix of ages, qualities and site/building size.
Heavy/Specialist Industrial Sites	Generally large, poor quality sites already occupied by or close to manufacturing, and processing industries. Often concentrated around historic hubs such as ports, riverside and docks.
Incubator/SME Cluster Sites	Generally modern purpose built, serviced units.
Specialised Freight Terminals eg aggregates, road, rail, wharves, air	These will be sites specifically identified for either distribution or, in the case of airports, support services. Will include single use terminals eg aggregates.

Sites for Specific Occupiers	Generally sites adjoining existing established employers and identified by them or the planning authority as principally or entirely intended for their use.
Recycling/Environmental Industries Sites	Certain users require significant external storage. Many of these uses eg waste recycling plants can, if in modern premises and plant, occupy sites which are otherwise suitable for modern light industry and offices. There are issues of market and resident perceptions of these users. Some sites because of their environment (eg proximity to heavy industry, sewage treatment works etc) may not be marketable for high quality employment uses.

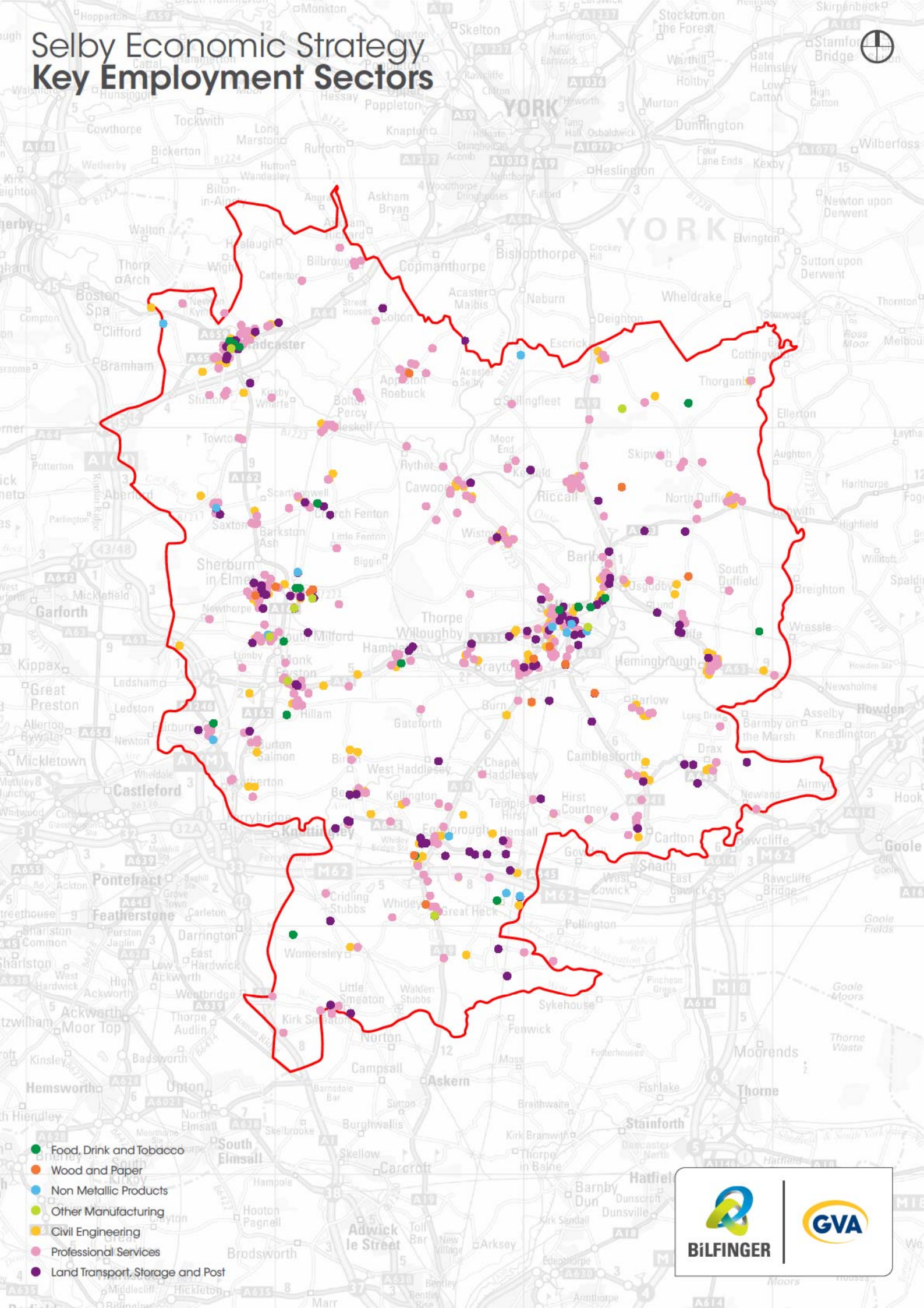
<b>Investment Potential - Occupier Types</b>	<b>Definition</b>
Indigenous	To be determined on a site specific basis
Sub-regional	To be determined on a site specific basis
Regional	To be determined on a site specific basis
National / International	To be determined on a site specific basis

## Appendix 5: IDBR business mapping



# Selby Economic Strategy

## Key Employment Sectors



- Food, Drink and Tobacco
- Wood and Paper
- Non Metallic Products
- Other Manufacturing
- Civil Engineering
- Professional Services
- Land Transport, Storage and Post

