

## Annex H – Potential Employment Sites.

### Employment Demand

Table 1 below translates the forecast levels of employment growth identified in the Employment Land Review into a land requirement for key employment sectors:

**Table 1: Jobs Change, Employment and Estimated Land Requirements**

Use Class	Land Requirement (ha) 2006 - 2026	Land Developed 2006 - 2009 <sup>1</sup>	Net Land Requirements 2010 - 2026 <sup>2</sup>
Offices B1(a)	12.53	3.5	9.03
Research and Development B1(b)	1.04	0.01	1.03
B1(c) , B2 & B8	28.54	10.8	17.74
Total	42.11	14.31	27.8

### Employment Sites

A potential list of employment sites identified through the ELR are provided in Tables 2-4 below. It should be noted that these are given for indicative purposes only and would be subject to further work and member approval prior to allocation.

**Table 2: B1(a) Office Sites**

Site	Site Size (ha)
York Central	2.2
Hungate	0.48
Land Adjacent to Norwich Union	0.41
Terry's	1
British Gas	0.25
Omega 1	1.04
Southern Part of Nestle Factory	2
Land South of Great North Way YBP	1.37
Land North of Great North Way YBP	1.81
Land North of Monks Cross Drive	12.6
Vanguard	12.47
<b>Total Supply</b>	<b>35.63</b>

<sup>1</sup> Completions on Employment Allocations and new additional employment sites.

<sup>2</sup> The Net figure includes an allowance for completions between 2006 and 2009.

**Table 3: B1(b) Research and Development Site**

<b>Site</b>	<b>Site Size (Ha)</b>
Heslington East	25
<b>Total Supply</b>	<b>25</b>

**Table 4: B1(c), B2 & B8 Light and General Industry, Storage and Distribution Sites**

<b>Site</b>	<b>Site Size (ha)</b>
James Street	0.44
YBP Land forming SE	2.1
North Minster BP	14
Land SE of Murton Industrial Estate	0.45
Elvington Industrial Estate	1
Elvington Airfield Industrial Estate	0.87
Holgate Park	2.2
<b>Total Supply</b>	<b>21.06</b>

#### **North Minster Business Park Safeguarded Land**

The land designated as safeguarded / reserved land in the Local Plan around the existing Northminster Business Park was identified as a potential site in the Employment Land Review and could provide up to 30 hectares of employment land.