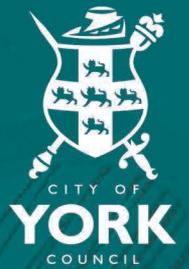


Annex 2



YORK

CITY OF YORK Employment Land Review (ELR)

Draft Employment Land Review

For

10th July 2017 Local Plan Working Group
13th July 2017 Executive

1.0 Introduction

1.1 This paper provides an update to the Employment Land Review (ELR) in July 2016 which was part of the Local Plan Preferred Sites Consultation between 18 July and 12 September 2016. The document is not meant as a replacement to the original Review, rather an update on a number of matters for which there has been newer evidence available or specific feedback through the consultation since the original ELR was produced. On this basis, the update refreshes a number of areas as follows:

Objectively assessed development needs

- Sensitivity testing econometric projections against latest forecasts

Assessing the need and demand for employment land

- Reflecting the new Local Plan period of an additional 2 years
- Factoring in change of supply up to April 2017
- Summarising the impact of the above on land supply requirements
- Further explanation of the approach to change of use trends

The Land Supply

- Economic assessment of additional sites
- Response to consultation feedback about choice and scale of allocated sites
- Updated policy for and site allocation for provision of employment land (EC1)

1.2 This update should be read alongside the ELR (2016).

2.0 Objectively Assessed Development Needs: Sensitivity testing econometric projections against latest forecasts

2.1 The Employment Land Review (ELR) in July 2016 used econometric projections by Oxford Econometric (OE) projections from May 2015 as the forecast upon which it based assumptions around demand for employment land over the Local Plan period. As the plan progresses there is an opportunity to sensitivity test the original figures against the most recent econometric projections to ensure the plan meets the demand forecast. It is also an opportunity to update the need and demand for employment land. This update should be read alongside the ELR (2016).

2.2 It should be noted from the outset that econometric forecasts are updated frequently and so are subject to change either up or down or in relation to their sectoral breakdown according to date or forecasting methodology. Therefore the fundamental question is not about getting the 'perfect' up-to-date jobs projection to re-calculate every assumption, but to ensure that the land supply allocated has the flexibility to meet what evidence suggest that will happen with the local economy and it is not wildly out. This is one of the reasons for a degree of intrinsic flexibility between demand figures and land supply: so that newer evidence does not fundamentally affect a long term Plan unless it is indeed a fundamental shift in growth expectations.

2.3 To sensitivity test the original projections, the latest Experian forecast used within the Regional Econometric Model (REM) have been used for comparison. While both econometric models use national forecasts applied through a set of assumptions as to the breakdown, the assumptions differ slightly. Neither are more accurate than the other, only different assumptions about what could happen with the economy over

the next 15 to 20 years. For the purposes of sensitivity testing projections, it is important to ensure there is sufficient flexibility within the land supply for a range of scenarios rather than an exact single figure which one can precisely plan to with complete certainty. The Experian model in the REM is used across West and North Yorkshire, and given increased regional working around planning and forecasting, and the requirement to easily monitor updated projections as they become available over the Local Plan period, this is the most appropriate model for sensitivity testing moving forward.

Baseline Forecasts

- 2.4 Table 1 on the following page outlines the differences between the baseline forecasts. Like the original ELR, the sensitivity testing of forecasts compares data between 2015 and 2031. However, it should be noted that the figures for the Local Plan period take into both account actual growth before that point and are extended beyond based on a factor of the baseline, so for the figures upon which land supply is based see 2.14.

Table 1: Comparison Forecasts Between OE Baseline and REM Figures

	Oxford Economics baseline - May 2015 (previous baseline forecast)	Experian/REM - December 2016 (most recent data) rounded to the nearest 100 jobs
Total projected jobs growth in primarily B1a associated sectors (2015-2031)	5,087	3,700
Total projected jobs growth in primarily B2/B8 associated sectors (excluding decline in manufacturing) (2015-31) ¹	1,984	1,100
<i>Full sector jobs growth breakdown</i>		
Accommodation, food and recreation	2,171	3,300
Agriculture, forestry and fishing	-108	-200
Construction	1,156	500
Extraction and mining	0	0
Finance and insurance	49	500
Information and communication	416	200
Manufacturing	-1,143	-300
Professional and other services	4,622	3,000
Public Services	352	4,600
Transport and storage	828	600
Utilities	-23	200
Wholesale & retail	1,487	500
Total projected jobs growth (2015-2031)	9,807	12,900

2.5 Again, it is worth noting that for the employment land review, it is fundamentally about determining whether the land supply is sufficient to deliver all scenarios rather than establishing a new model for what will happen with the economy or comparing which is more 'accurate'. As can be seen from the above figures, in relation to B1a/B2/B8 land which the Employment Land Review is concerned with there is slightly lower requirements from the REM model than the baseline forecasts. Therefore, the original projections provide sufficient headroom for either scenario occurring.

¹ Land allocation to 'primarily' B1A and B2/B8 uses is simplified, but paints an accurate overall picture based on assumptions detailed in the ELR.

- 2.6 Nevertheless, it is perhaps worth highlighting some of the differences in figures between the two different models and dates. Looking at a number of iterations of the Experian Model used in REM, the main fundamental difference is that this anticipates greater expansion of social care and health jobs to meet an aging population; where as the Oxford model anticipates a more consistent size for 'Public Service' jobs, with the majority of growth in care offset by a decline in wider public service jobs within Local Government and Government departments, and no growth within the education sector. This therefore constitutes the vast majority of the overall increase in number of jobs.
- 2.7 Looking at the Experian projections in more detail indeed shows a continued decline in public administration jobs in the city, but the highest public service jobs growth within social care and health. This will be due to assumptions in the models nationally rather than at a local level around the anticipated growth in health and social care. While both models share a common broad makeup (combining national and regional forecasts with local historic data, they vary in applying different macro models – Experian draw its forecasts from the NIGEM model, Oxford have their own macro model. There may also be different population assumptions which could result in the difference in numbers around health and social care.
- 2.8 Neither is necessarily more accurate than the other, but simply different assumptions will have been applied. As highlighted, this does not impact on B use classes, but is handled elsewhere in the Local Plan through population led projection for care demand, so does not specifically impact upon the allocations through the Employment Land Review, but is worth noting given the variance in figures.
- 2.9 The other fundamental difference is around more recent Experian forecasts (i.e. December 2016 vs May 2015) showing a higher growth generally in accommodation and food, and professional services which may reflect recent growth in the historical figures for these sectors that are used to project the future projections. From looking at historical data, indeed the last few years have seen faster growth within the accommodation and food, care and certain parts of the professional/private services sectors that would be reflected forward in more recent forecasts being made.
- 2.10 It is the cumulative effect of these differences, but mainly the difference in assumptions around health and social care, which result in the overall jobs growth figures.
- 2.11 There are other variances between the models, again likely to be factored largely around national assumptions, such as the Oxford model projecting a sharper decline in manufacturing but faster growth in IT. These have a negligible impact on employment land allocation though, as both project no additional land is required for a growth in manufacturing, and office requirements are agnostic to which specific sector, whether IT or professional services or finance, growth occurs.
- 2.12 In summary, for the figures that impact land allocation through the Employment Land Review, for both 'primarily' B1A and B2/B8 related sector jobs growth, it can be seen that the REM figures are slightly lower than the Oxford Economics forecast, therefore there is sufficient headroom in the original projections to be able to meet both sets of projections.

Scenario Two: Re-profiled Sector Growth

2.13 The re-profiled sector growth scenario ‘Scenario 2’ uses the baseline figures as its basis, and simply multiplies the sector projections by particular factors. Therefore, because the same assumptions would be applied to both Oxford Economics and REM, the comparative figures for scenario two for each forecast would be completely in proportion to the comparison above. So for the purposes of sensitivity testing, this reaches exactly the same conclusions: that the land supplied through the original forecasts remains sufficient to meet the requirements of jobs growth in all scenarios.

Confirming Jobs Growth Projections Used in Determining Land Supply

2.14 Therefore, in conclusion, the original job projections that are used to determine land supply remain those in the original ELR (2016):

Table 2: Job growth forecasts (headcount)

Sector	2012-14 BRES change	OE baseline forecast 2014-31	OE scenario 2 forecast 2014-31	Baseline 2012-31	Scenario 2 2012-31
Agriculture, forestry & fishing	0	-135	-135	-135	-135
Mining and quarrying	0	0	0	0	0
Manufacturing	-100	-1,131	-1,131	-1,231	-1,231
Electricity, gas, steam and air	-100	18	18	-82	-82
Water supply	-50	-39	-39	-89	-89
Construction	150	1,179	1,203	1,329	1,353
Wholesale & retail trade	1,000	1,575	1,412	2,575	2,412
Transportation & storage	-350	1,015	1,037	665	687
Accommodation & Food	900	1,052	947	1,952	1,847
Information & Communication	600	466	569	1,066	1,169
Financial and insurance	-500	43	52	-457	-448
Real estate	550	375	384	925	934
Professional, scientific & tech	-350	2,747	3,295	2,397	2,945
Admin & Support	200	1,704	1,733	1,904	1,933
Public Admin & Defence	200	-787	-787	-587	-587
Education	-50	-100	-100	-150	-150
Health & Social Work	0	1,212	1,212	1,212	1,212
Arts, Entertainment & Recreation	-350	815	822	465	472
Other service activities	200	550	557	750	757
Total	1,950	10,560	11,050	12,510	13,000

Source: Oxford Economics / ONS

3.0 Assessing the Need and Demand for Employment Land

3.1 This section updates the net demand figures with the latest information from monitoring data. The plan period has also been adjusted to 2012 – 2033. The forecast demand from forecast job growth in the table below now includes an extra two years on to the original totals to reflect this.

Reflecting the new Local Plan period of an additional 2 years

3.2 Firstly the ELR demand projections need to reflect that the plan period has been adjusted to 2012 – 2033. The forecast demand from forecast job growth now includes an extra two years on to the original totals to reflect this in the table below.

Table 3: Floorspace demand from forecast job growth 2012-2033 (including an extra two years

Use Class	Baseline 2012-33				Scenario 2 2012-33			
	Floorspace (m2)	With 5% vacancy	Land (Ha)	With 5% vacancy	Floorspace (m2)	With 5% vacancy	Land (Ha)	With 5% vacancy
B1a	49,240.60	51,703.20	8.20	8.60	57,348.80	60,215.80	9.60	10.00
B1b	6,575.20	6,903.40	1.70	1.80	8,334.80	8,751.40	2.10	2.20
B1c	5,739.60	6,027.00	1.50	1.60	6,156.40	6,464.60	1.60	1.70
B2	-21,038.60	-22,090.80	-5.40	-5.60	-20,719.20	-21,754.80	-5.10	-5.50
B8	62,821.00	65,962.20	12.60	13.20	62,291.60	65,406.20	12.50	13.10
D2	17,591.40	18,471.20	4.40	4.60	17,889.80	18,784.00	4.40	4.60
Total	139,964.20	146,963.20	28.20	29.20	150,048.20	157,550.20	29.60	31.40

Analysis of Change of Supply 2012 - 2017

3.3 Secondly, Table 4 overleaf shows the change of supply by use class between 2012 and 2017, reflecting the changes to the employment land supply based on planning consents and completions. This net change needs to be accounted for to ensure an accurate future for the supply of employment land. The same assumptions in the original ELR apply to the figures in Table 4. Please see the ELR (2016) for more information.

Table 4: Change in Supply by Use Class over the Threshold (400sqm) 2012-2017

Use Class	Gained	Lost	Net	
	Floorspace (m2)	Floorspace (m2)	Floorspace (m2)	Land (Ha)
B1a	22,340	-56,896	-34,556	-1.73
B1b	868	0	868	0.09
B1c	1,654	-3,670	-2,016	0.23
B2	5,159	-9,803	-4,644	-0.11
B8	3,996	-7,625	-3,629	0.25
Sub total for B uses	34,017	-77,992	-43,975	-1
D2	4478.53	-1272	3206.53	1.88
Total	72,513	-157,257	-84,744	-1

Change of Supply Outcomes

- 3.4 Applying the supply over the period 2012-2017 provides for the unmet requirements that need to be provided for over the remainder of the local plan period to 2033, as shown in Table 5 below:

Table 5: Scenario 2 – Remaining unmet demand 2012-2033 (including 5% vacancy) factoring in change of supply 2012-2017

Use Class	NET Floorspace Completions (2012-2017)		Scenario 2 - 2012-33			
	Floorspace (m2)	Land (Ha)	ORIGINAL REQUIREMENT (inc. 5% vacancy) (from Table 3)		REVISED REQUIREMENT for 2017-2033(inc. 5% vacancy + 2012-2017 completions)	
			Floorspace (m2)	Land (Ha)	Floorspace (m2)	Land (Ha)
B1a	-34,556	-1.73	60,215.80	10	94,771.32	11.7
B1b	868	0.09	8,751.40	2.2	7,883.40	2.1
B1c	-2,016	0.23	6,464.60	1.7	8,480.60	1.5
B2	0	0.00	0.00	0	0.00	0.0
B8	-3,629	0.25	65,406.20	13.1	69,034.70	12.9
B uses sub-total	-44,570	-1	140,838	27	180,170	28.2
D2	3,207	1.9	18,784.00	4.6	15,577	2.7
Total	-85,934	-1.1	157,550.20	31.4	195,747	30.9

Land Supply Requirements

- 3.5 As set out in the ELR (2016) an additional 2 year land supply to allow for time for developments to be complete should be factored into allocations. Factoring in this in the B use land supply increases the requirement by approximately 7 hectares to

38ha. As see in Table 6 below, there has been a significant increase in the amount of B1a floorspace required. This can be explained by the updated monitoring information in relation to change in supply, as shown in Table 4. This indicates a loss of approximately 34,500 sqm of B1a office space. Records indicate that these losses relate to recent loss of floorspace through ORCs (see following section) and the loss of 24,000 sq.m. B1a office space at George Hudson Street (application reference 14/01383/FULM) which has been developed for student housing.

Table 6: Scenario 2 Employment Land Requirements 2017-2038 (including 5% vacancy), Factoring in Change of Supply 2012-2017 and Including 2 Years Extra Supply

Use Class	Scenario 2 2017-33		Scenario 2 2033-38		Scenario 2 Total 2017-2038	
	Floorspace (m2)	Land (Ha)	Floorspace (m2)	Land (Ha)	Floorspace (m2)	Land (Ha)
B1a	94,771.32	11.7	12,310	2.1	107,081	13.8
B1b	7,883.40	2.1	1,644	0.4	9,527	2.5
B1c	8,480.60	1.5	1,435	0.4	9,916	1.9
B2	0.00	0.0	0	0	0	0.0
B8	69,034.70	12.9	15,705	3.2	84,740	16.1
B uses sub-total	180,170	28.2	31,094	6	211,264	34.3
D2	15,577	2.7	4,398	1.1	19,975	4
Total	195,747	30.9	35,492	7.1	231,239	38.1

Flexibility requirements

- 3.6 Flexibility requirements were discussed in the original ELR. A number of comments were received through the consultation that further work was needed on assessing flexibility requirements. Make it York stated that it will be important in confirming the employment allocations that the Council has ensured not only sufficient overall quantum but that there is sufficient range and flexibility to deliver land requirements throughout the whole plan period. Following what Make it York call ‘significant losses’ of office accommodation under permitted development (PD) rights, it has been suggested that there is a severe shortage of high quality Grade A office stock within the city centre and old stock being removed from the market that is not currently being replaced.
- 3.7 By way of background, in 2013, temporary permitted development rights were introduced to enable offices to be converted to housing without having to apply for planning permission. The Government has now decided to extend this measure and make it permanent. Permitted development rights are subject to prior approval of a limited range of matters (flooding, highways and transport for example), but allow developers to convert offices to residential without conventional planning permission. Since their introduction in 2013, there has been considerable use of the ‘office-to-resi’ PD rights.

- 3.8 For York, based on completions only, there has been some 19,750sqm of office space lost for residential conversion over the three monitoring years between 2014/15 and 2016/17. The biggest loss of office space has been in the city centre with some 7,840sqm of floorspace, followed by sub-urban locations which have seen approximately 6,680sqm of lost office floorspace. Records show that unimplemented ORC consents contain the potential loss of some 27,300sqm of office floorspace.
- 3.9 Whilst monitoring data on ORCs indicates some significant losses of office floorspace, it is important to note that this information is already picked up through monitoring data and therefore already factored in to our assessment of need and demand for employment land. Furthermore, as PD changes are only relatively new information is only available for the last three years. This is not considered sufficiently robust to consider added an annual uplift into our employment land requirements for losses of office floorspace to ORCs. There is also much uncertainty as to whether the level of losses experienced will continue given that changes to PD rights were originally temporary which may have meant an initial rush in applications and implementation of consents. It may be that now ORCs have become permanent there will be a slow down in applications.
- 3.10 In order to increase the attractiveness of the city to potential inward investors, the importance of ensuring that the supply of employment land will be flexible enough to cope with changes in the employment land market is recognised. In the same way, it is important to recognise the possibility of sites not coming forward, to understand the phasing of sites during development and also to offer prospective businesses a range and choice of locations and sizes of buildings. However estimating churn and its relationship to employment driven demand is not straightforward. As such, our approach to deal with choice and churn remains to deal with it through supply not demand. This will enable sufficient flexibility to allow future business needs to be met as individual businesses can have extremely varied criteria for site selection; in relation to the cost, character of site/premises, and transport links. It is also necessary to consider whether the available land is of the right type and in the right location to meet future market demand.

4.0 Land Supply

- 4.1 Between 18 July and 12 September 2016 a preferred sites consultation was undertaken as part of preparing the new Local Plan. Views were sought on housing and employment requirements as well as potential site allocations to meet the demand. A number of responses were received as part of this consultation in relation to the proposed employment sites.
- 4.2 The York and North Yorkshire Chambers of Commerce have suggested that on the basis of sites identified in the Preferred Sites Consultation (2016) it is unlikely that the future supply will offer a sufficient range of choices of location for potential occupiers and that there will be a risk that York would lose out on investment for potential occupiers. The Chamber feels that further land should be identified to broaden the portfolio of sites available to cater for York's diverse high value added business. Make it York suggested that allocating land flexibly amongst use classes will help mitigate risk of undersupply and is strongly welcomed. Given forecasting is not an exact science, Make York state that it will be very important to monitor and respond to the change of supply over the whole plan period. Allowing flexibility to

adapt and change use classes within site allocations will be critically important in ensuring the risk of undersupply is mitigated. The York Central Partnership noted that the ELR (2016) allows for 'churn' through the provision of an additional 2 years worth of employment land. However, the fact that the Preferred Sites document (2016) proposed to meet all B1a office need through a single allocation at York Central, may be perceived to undermine the objectives of building in churn. Whilst development will be phased at York Central allowing multiple developers, outlets and phased schemes the partnership suggest that it may be appropriate for the Local Plan to allow small scale B1a uses to be accommodated on additional sites in the district.

4.3 Further work has been undertaken to refine and reconsider previous sites assessments as well as emerging evidence base to consider the sites which best meet the employment need of the city or whether they are best suited for alternative uses. In addition, further work has been undertaken regarding transport and viability. A summary of all sites considered for employment uses and the outcome of the technical economic assessment is set out in Table 7 overleaf. The full scoring against the economic criteria is set out in Annex A. It should be noted that the economic assessment was only one element of the site selection process and a number of other factors were also taken into account. The key principles of the site selection methodology are as follows:

- The protection of the city's unique heritage.
- The Protection of environmental assets.
- Appropriate management of flood risk.
- Achieving accessibility to sustainable modes of transport and a range of services.

4.4 Please see Section 6.0 of the ELR (2016) for a full explanation of the stages undertaken to identify sites and economic appraisal undertaken to assess the suitability of the sites for employment uses.

Table 7: Outcomes of Economic Assessment

Local Plan Ref (2014)	Site Ref	Site Name	Economic Score B1 (Score out of 58)	Economic Score B2/B8 (Score out of 44)
<i>Previously Assessed Sites</i>				
ST5	293	York Central	44	22
ST27	794	University of York Heslington East Campus and Expansion	40	24
E15	828	Land at Hull Road	38	23
E17 (ST19)	847	Northminster Business Park	35	24
E12	684	York Business Park	32	22
ST26	97	South of Elvington Airfield Business Park	29	19
ST25	800	Land South of Designer Outlet	28	21
E16	742	Poppleton Garden Centre	27	20
E4	64	Land at Layerthorpe and James St	26	14
E5	307	Land at Layerthorpe and James St	26	14
E9	602	Elvington Industrial Estate	25	17
ST18	724	Monks Cross North	25	17
SF13 (ST6)	181	Land East of Grimston Bar	24	16
E10	706	Chessingham Park, Dunnington	24	16
E2	635	Land north of Monks Cross Drive	21	15
E7	599	Wheldrake Industrial Estate	21	15
E8	600	Wheldrake Industrial Estate	19	14
E11	639	Annamine Nurseries	17	13
<i>New sites/reassessed sites following additional information submitted through consultation</i>				
SF8		Land adjoining ST19	35	24
	246	Whitehall Grange (Autohorn)	31	20

Local Plan Ref (2014)	Site Ref	Site Name	Economic Score B1 (Score out of 58)	Economic Score B2/B8 (Score out of 44)
	873	Designer Outlet (employment)	28	21
	864	Land North of Elvington Industrial Estate	27	18
SF6		Extension to ST26	25	17
	81	Bull Commercial Centre	25	17
	892	Field No 2439 - Grange Farm Towthorpe York	24	14
	865	Four Alls Public House	24	14
	160	Sites at The Poplars Driffield Road, Murton	22	18
	161	West of Bore Tree Baulk Murton	21	15
	894	Field No 354 Crossmoor Lane Haxby	14	9

5.0 Policy Approach

- 5.1 A revised policy approach for Policy EC1: Provision of Employment Land, including sites, will be presented here following the decision made by Members at Executive on 13th July 2017.

6.0 Conclusion

- 6.1 Conclusions will be presented here following the decision made by Members at Executive on 13th July 2017.

Annex A: Economic Assessment of Potential Employment Sites

The results presented below are based on the scoring mechanism detailed in Figure 12 of the full ELR (2016).

LPPd Ref (2014)	Site Ref	Site Name	Criterion 1: Travel time to motorway	Criterion 2: Travel time to York railway station (& city centre)	Criterion 3: Agglomeration	Criterion 4: Size of site	Criterion 5: Assessment of current demand	Criterion 6: Proximity to research & knowledge assets	Score for B1 (out of 58)	Score for B8 (out of 44)
<i>Previously Assessed Sites</i>										
ST5	293	York Central	1	5	4	5	3	2	44	22
ST27	794	University Expansion	2	2	4	5	3	4	40	24
E15	828	Land at Hull Road	2	2	5	2	4	4	38	23
E17 (ST19)	904	Northminster	3	2	5	3	4	1	35	24
E12	684	York Business Park	3	3	4	2	3	1	32	22
ST26	97	South of Airfield Business Park	2	1	4	3	3	2	29	19
ST25	800	Land South of Designer Outlet	3	1	2	4	3	2	28	21
E16	742	Poppleton Garden Centre	3	2	4	2	2	1	27	20
E4	64	Land at Layerthorpe and James St	1	3	3	1	2	2	26	14
E5	307	Land at Layerthorpe and James Street	1	3	3	1	2	2	26	14
E9	602	Elvington Industrial Estate	2	1	4	1	3	2	25	17

LPPd Ref (2014)	Site Ref	Site Name	Criterion 1: Travel time to motorway	Criterion 2: Travel time to York railway station (& city centre)	Criterion 3: Agglomeration	Criterion 4: Size of site	Criterion 5: Assessment of current demand	Criterion 6: Proximity to research & knowledge assets	Score for B1 (out of 58)	Score for B8 (out of 44)
ST18	724	Monks Cross North	2	1	3	4	1	2	25	17
SF13 (ST6)	847	Land East of Grimston Bar	2	2	1	2	1	4	24	16
E10	706	Chessingham Park remaining land	2	2	4	1	1	2	24	16
E2	635	Land north of Monks Cross Drive	2	1	3	2	1	2	21	15
E7	599	Wheldrake Industrial Estate	2	1	3	2	1	2	21	15
E8	600	Wheldrake Industrial Estate	2	1	3	1	1	2	19	14
E11	639	Annamine Nurseries	2	1	2	1	1	2	17	13
<i>Previously Assessed Sites</i>										
SF8		Land adjoining ST19	3	2	5	3	4	1	35	24
	246	246 Whitehall Grange (Autohorn)	2	1	3	3	5	2	31	20
	873	Designer Outlet (employment)	3	1	2	4	3	2	28	21
	864	Land North of Elvington Industrial Estate	2	1	4	2	3	2	27	18
		Extension to ST26	2	1	4	1	3	2	25	17

LPPd Ref (2014)	Site Ref	Site Name	Criterion 1: Travel time to motorway	Criterion 2: Travel time to York railway station (& city centre)	Criterion 3: Agglomeration	Criterion 4: Size of site	Criterion 5: Assessment of current demand	Criterion 6: Proximity to research & knowledge assets	Score for B1 (out of 58)	Score for B8 (out of 44)
	81	Bull Commercial Centre	2	1	3	2	3	2	25	17
	892	Field No2439 – Grange Farm, Towthorpe	1	1	2	3	1	4	24	14
	865	Four Alls Public House	1	1	3	1	2	4	24	14
	160	Sites at The Poplars Driffield Road, Murton	3	1	1	2	2	3	22	18
	161	West of Bore Tree Baulk Murton	2	1	2	2	1	3	21	15
	894	Field No354 Crossmoor Lane, Haxby	1	1	1	2	1	1	14	9