

# East Riding of Yorkshire Council Employment Land Update – Response to Inspector’s Request

(Item 11 – Matter 4 – Employment and Retail/Town Centre  
Strategy and Policies)

EAST RIDING LOCAL PLAN UPDATE  
2020 – 2029

OCTOBER 2023



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## Employment Land update

This document has been prepared by East Riding of Yorkshire Council in response to a request from the Inspector as part of item 11 of the agenda for [Matter 4](#):

*[the Council is requested to provide a short supply table which summarises progress and timelines for delivering the allocated employment sites and the Freeport sites. This should be placed in the Examination library prior to the Hearing session]*

Please read this document in combination with [EXAM 1E](#) which provides details on specific planning applications on different sites.

Table 1 below provides a summary position with Tables 2 through 7 providing site specific details organised on the basis of delivery timescales. The anticipated delivery timescales are estimates based on the evidence available at the time of writing and the exercising of planning judgement by council officers. The position represents one possible scenario but should be considered with a high degree of caution due to the nature of the market and demand for employment land. The information provided in this document should not be regarded as a trajectory, nor does it indicate any phasing mechanism within the Local Plan Update itself.

Table 1 shows that around 136 Ha could be delivered within the plan period on the identified sites in Tables 2-5. Table 6 lists those sites which may start development within the plan period but planning officers anticipate that there will be a relatively long build out rate and that they may continue to be built out after 2039. It is extremely difficult to determine how much will be delivered within the plan period. Table 6 includes the Goole Tax Site though Table 1 lists it separately for completeness. Similarly, it is extremely difficult to determine how much of the Goole Tax Site will be delivered in the plan period, though an occupier has been identified for around 80 Ha of land (the northern parcel of the site). Table 7 includes sites where the delivery timescales are unknown at this time, principally due to weaker commercial demand in these locations.

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**Table 1: Summary of employment land supply position**

	<b>Area (Ha)*</b>	<b>Land unavailable within allocation (Ha)**</b>	<b>Take up since base date – 2020 to 2023 (Ha)</b>	<b>Remaining area available (Ha)</b>		
Sites fully developed since the Local Plan Update base date (2020)	0.33	0.42	2.91	0	See Table 2	
Sites anticipated to be delivered in their entirety within <b>5 years</b>	18.13	4.04	0.34	13.75	See Table 3	
Sites anticipated to be delivered in their entirety within <b>10 years</b>	26.91	0.13	4.51	22.27	See Table 4	
Sites anticipated to be delivered <b>within the plan period</b>	156.1	16.78	39.07	100.3	See Table 5	
Sites anticipated to <b>start developing in the plan period but not be fully developed</b> (excludes Goole Tax Site)	232.87	0.92	0	231.95	See Table 6	
<b>Goole Tax Site</b>	200	0	0	200	See Table 6	
<b>Delivery Unknown</b>	15.12	0	0	15.12	See Table 7	

\*Employment land only

\*\* Some allocated sites incorporate premises that were already operational at the base date of the Plan (2020). This column estimates the area covered by these existing operations.

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**Table 2: Sites fully developed since the Local Plan Update base date (2020)**

<b>Ref</b>	<b>Location</b>	<b>FEA</b>	<b>Area (Ha)*</b>	<b>Land unavailable within allocation (Ha)**</b>	<b>Take up since base date – 2020 to 2023 (Ha)</b>	<b>Remaining area available (Ha)</b>	<b>Notes</b>
AWK-I	Land North of Springfield Way, Anlaby	Hull – Haltemprice & Hull West	1.01	0	1.01	0	Site has been fully developed
MW-E	Land North of Red House Lane, Market Weighton	York (East)	2.32	0.42	1.9	0	Site has been fully developed
			<b>3.33</b>	<b>0.42</b>	<b>2.91</b>	<b>0</b>	

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**Table 3: Sites anticipated to be delivered in their entirety within 5 years**

Ref	Location	FEA	Area (Ha)*	Land unavailable within allocation (Ha)**	Take up since base date – 2020 to 2023 (Ha)	Remaining area available (Ha)	Notes
HES-G	Land South of Saxon Way (Priory Park West), Hessle	Hull – Haltemprice & Hull West	1.4	0	0	1.4	The whole site benefits from full planning permission for 19 industrial units.
HOW-G	Land between Station Road & Thorpe Road, Howden	Goole & Selby	10	0	0	10	Hybrid application resolved to approve by planning committee included 10 Ha of expansion land for adjacent employer (Howdens Joinery). This extension land formed part of the full element of the application.
POC-H	Land West of Pocklington Ind Est, Pocklington	York (East)	6.73	4.04	0.34	2.35	The vast majority of the remaining land benefits from full planning permission associated with the operation of the recently built concrete mixing plant (not B-uses).
			<b>18.13</b>	<b>4.04</b>	<b>0.34</b>	<b>13.75</b>	

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**Table 4: Sites anticipated to be delivered in their entirety within 10 years**

Ref	Location	FEA	Area (Ha)*	Land unavailable within allocation (Ha)**	Take up since base date – 2020 to 2023 (Ha)	Remaining area available (Ha)	Notes
MELT-A	Land East of Low Field Lane, Melton	Hull – Haltemprice & Hull West	16.05	0	2.02	14.03	The vast majority of the remaining land benefits from full planning permission (2.4 Ha for a car showroom; 10.9 Ha for a research/development/industrial building). The site is actively marketed.
MELT-B	Melton West Phase I, Melton	Hull – Haltemprice & Hull West	5.07	0	0	5.07	No planning applications have been received for this site, though part of it has only recently come into the control of a developer. The site is actively marketed.
NEW-A	Green Park, Newport	Hull – Haltemprice & Hull West	5.79	0.13	2.49	3.17	The whole site benefits from outline planning permission. Some parts of the remaining area benefit from full permission (c. 0.8 Ha)
			<b>26.91</b>	<b>0.13</b>	<b>4.51</b>	<b>22.27</b>	

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**Table 5: Sites anticipated to be delivered within the plan period**

Ref	Location	FEA	Area (Ha)*	Land unavailable within allocation (Ha)**	Take up since base date – 2020 to 2023 (Ha)	Remaining area available (Ha)	Notes
BEV-K	Land South of Beverley (East of Railway)	Hull – Beverley & Hull North	0.56	0	0	0.56	Outline permission has been granted for a range of uses, including an element of B1 (0.56 Ha). No reserved matters application has been received for the B1 element.
BEV-M	Land North of Annie Reed Road, Beverley	Hull – Beverley & Hull North	2.08	0	0.87	1.22	Site benefits from planning permission originally granted in 2000. Site has developed incrementally and 3 units were completed in 2022 after a long period of inactivity.
BEV-P	Land South of Grovehill Road, Beverley	Hull – Beverley & Hull North	4.92	0	0.82	4.11	The council has developed part of the site for a business centre. The remainder of the site does not benefit from planning permission but is being actively marketed with part under offer.
DRF-J	Land South of Kelleythorpe, Driffield	Bridlington & Wolds	4.44	0	0.81	3.63	The undeveloped part of this allocation has not been the subject of any planning applications.
DRF-K	Land East of Skerne Road, Driffield	Bridlington & Wolds	1.54	1.07	0.19	0.28	The undeveloped part of this allocation has not been the subject of any planning applications.
ECB-C	Ings Lane and Skillings Lane, Elloughton cum Brough	Hull – Haltemprice & Hull West	1.07	0	0	1.07	The whole allocation benefits from outline permission for a mix of uses including B1, B2 & B8 uses. The area identified for employment use is taken from the original masterplan though no specific area figures are set out in the permission



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Ref	Location	FEA	Area (Ha)*	Land unavailable within allocation (Ha)**	Take up since base date – 2020 to 2023 (Ha)	Remaining area available (Ha)	Notes
							or allocation policy. No reserved matters applications have been received for B1/2/8 development.
GOO-L	Capitol Park/ Junction 36, Goole	Goole & Selby	61.85	13.7	27.16	20.99	The whole allocation benefits from outline permission. A reserved matters application was recently approved for around 13 Ha though it is understood that the intended occupant of the site is no longer likely to be acquiring the site. Approximately 2.5 Ha benefits from reserved matters permission and is yet to start. The site is actively marketed and discussions involving the council's Inward Investment team are ongoing.
HES-I	Humber Bridgehead, Hessle	Hull – Haltemprice & Hull West	10.19	1.06	0.83	8.3	The whole site benefits from outline planning permission. No reserved matters applications have been received for the undeveloped part (part of northern parcel has permission but this is not included in the proposed allocation - c. 1 Ha). Site is actively marketed.
HES-K	Land South and East of A63, Hessle	Hull – Haltemprice & Hull West	5.46	0	0	5.46	This is a new proposed allocation and no planning applications have been received for this site.
HOW-H	Land North of Ozone Business Park, Howden	Goole & Selby	13.31	0	0	13.31	This is a new proposed allocation and the whole allocation benefits from outline planning

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Ref	Location	FEA	Area (Ha)*	Land unavailable within allocation (Ha)**	Take up since base date – 2020 to 2023 (Ha)	Remaining area available (Ha)	Notes
							permission. A large part of the site was granted a reserved matters approval in April (c. 7.2 Ha).
METL-D	Land adjacent to The Sandpiper, Melton	Hull – Haltemprice & Hull West	1.52	0	0	1.52	Outline permission was granted in 2007 of a hotel, BI offices, a public house, children's play and retail units. Only the public house has come forward. The site is actively marketed.
MELT-E	Melton Park, Melton	Hull – Haltemprice & Hull West	40.26	0	7.77	32.49	A significant part of the site has full permission for a single user (c. 23.5 Ha). Construction can begin once ecological management measures have been put in place (underway). Full permission has been previously secured for a further part of the site though a new application is now pending consideration (c. 1.7 Ha).
POC-I	Pocklington Ind Est	York (East)	1.82	0	0	1.82	This allocation comprises vacant plots within the existing industrial estate. None benefit from planning permission.
POC-J	Land East of Pocklington Ind Est	York (East)	7.08	0.95	0.62	5.54	Part of the site benefits from planning permission (c. 0.6 Ha). An outline application for the whole allocation was previously approved in 2007 (varied in 2010). The site is actively marketed.
			<b>156.1</b>	<b>16.78</b>	<b>39.07</b>	<b>100.3</b>	

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**Table 6: Sites anticipated to start developing in the plan period but not be fully developed**

Ref	Location	FEA	Area (Ha)*	Land unavailable within allocation (Ha)**	Take up since base date – 2020 to 2023 (Ha)	Remaining area available (Ha)	Notes
CAR-A	Carnaby Ind Est, Bridlington/ Carnaby	Bridlington & Wolds	10.5	0	0	10.5	Allocation comprises several parcels on an industrial estate. Some small parts of the allocation benefit from planning permission. The site is actively marketed.
DRF-O	Land West of Kelleythorpe Ind Est, Driffield	Bridlington & Wolds	12.15	0	0	12.15	This is a new proposed allocation and no planning applications have been received for this site. It is an extension to the Kelleythorpe Ind Est (Phase 4). It is being actively marketed.
HAV-A	Hedon Haven	Hull – Holderness & Hull East	179.4	0	0	179.4	Approximately 163 Ha of the allocation benefits from a hybrid application (all floorspace is in outline). The full element of the hybrid application relates to the provision of a spine road. No reserved matters applications for floorspace have been received. The remaining c.15 Ha has full permission for a rare earth oxides processing facility, where construction is expected to start shortly.
HED-A	Land North of Hull Road and East of Staithes Road, (Yorkshire Energy Park), Hedon / Salt End	Hull – Holderness & Hull East	25.15	0	0	25.15	The whole site benefits from outline planning permission for a range of uses. Reserved matters approval has been granted for an energy centre, data centre and primary substation (all part of the energy infrastructure zone). Permission requires the relocation of existing playing pitch provision

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Ref	Location	FEA	Area (Ha)*	Land unavailable within allocation (Ha)**	Take up since base date – 2020 to 2023 (Ha)	Remaining area available (Ha)	Notes
							before general employment floorspace can be provided. This has not yet taken place. <i>Please note that area for employment land has been revised to reflect non-B uses approved on the site.</i>
MW-F ***	Land South of York Road, Market Weighton	York (East)	5.67	0.92	0	4.75	Approximately half of the site benefits from full planning permission for 26 units. Site has been marketed. The other half of the site has an application pending consideration for employment land (plus residential on the adjacent residential allocation MW-B). Within the allocation, part of the site has been granted full permission for retail development (a Lidl) but this is not included in the employment land figures.
Goole Freeport Tax Site	North of J36 M62, Goole	Goole & Selby	200	0	0	200	Northern site earmarked for toilet tissue mill (c.80 Ha – 400 jobs). Planning application expected in next 18 months. Please see <a href="#">press release</a>
			<b>432.87</b>	<b>0.92</b>	<b>0</b>	<b>431.95</b>	

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\*\*\* Part of MW-F is allocated for retail development (approx. 0.92 Ha)

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**Table 7: Delivery unknown**

Ref	Location	FEA	Area (Ha)*	Land unavailable within allocation (Ha)**	Take up since base date – 2020 to 2023 (Ha)	Remaining area available (Ha)	Notes
AWK-H	Willerby Hill Business Park, Willerby	Hull – Haltemprice & Hull West	4.21	0	0	4.21	Part of site benefits from planning permission (5 offices) granted in 2009 and a lawful start has been made in terms of drainage. None of the individual units have been built or are under construction.
CAR-B	Carnaby Ind Est Extension, Bridlington/ Carnaby	Bridlington & Wolds	6.96	0	0	6.96	No planning applications have been received for this site. It is a greenfield extension to the existing industrial estate.
HOR-J	Land Adjacent to HWRC, Atwick Road, Hornsea	Hull – Holderness & Hull East	2.74	0	0	2.74	No planning applications have been received for this site.
WITH-C	Land North of Hull Road, Withernsea	Hull – Holderness & Hull East	1.21	0	0	1.21	No planning applications have been received for this site.
			<b>15.12</b>	<b>0</b>	<b>0</b>	<b>15.12</b>	

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