

About the Leeds City Region Enterprise Zone in Aire Valley Leeds

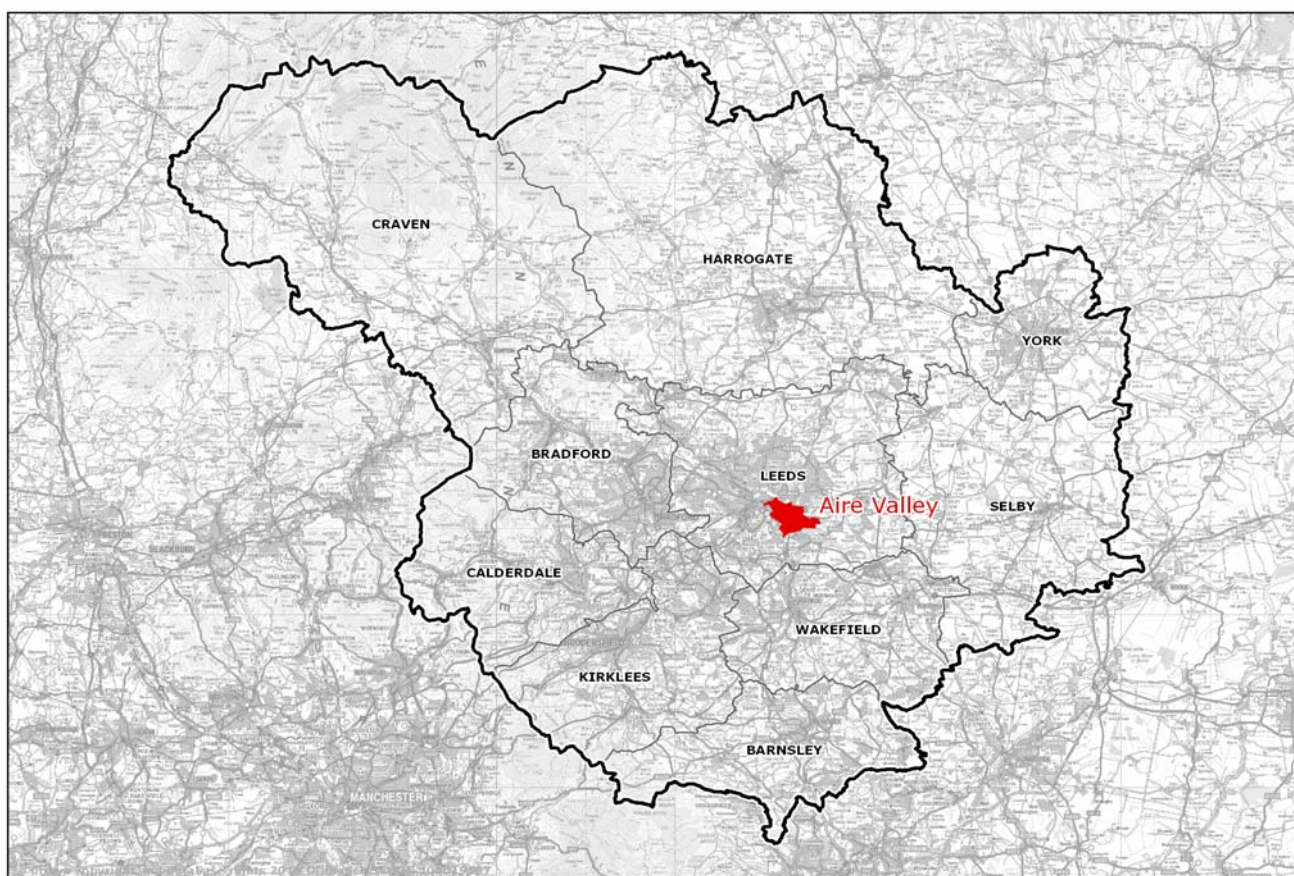
Why Aire Valley Leeds

Aire Valley Leeds is a long standing city region priority as a focus for growth and is included in all of the local and regional strategies to accommodate employment growth.

Aire Valley Leeds is now very accessible to employees and employers as it is close to the centre of the city region, close to the motorway network and Leeds city centre. It is a successful business location with more than 400 businesses already located in the valley.

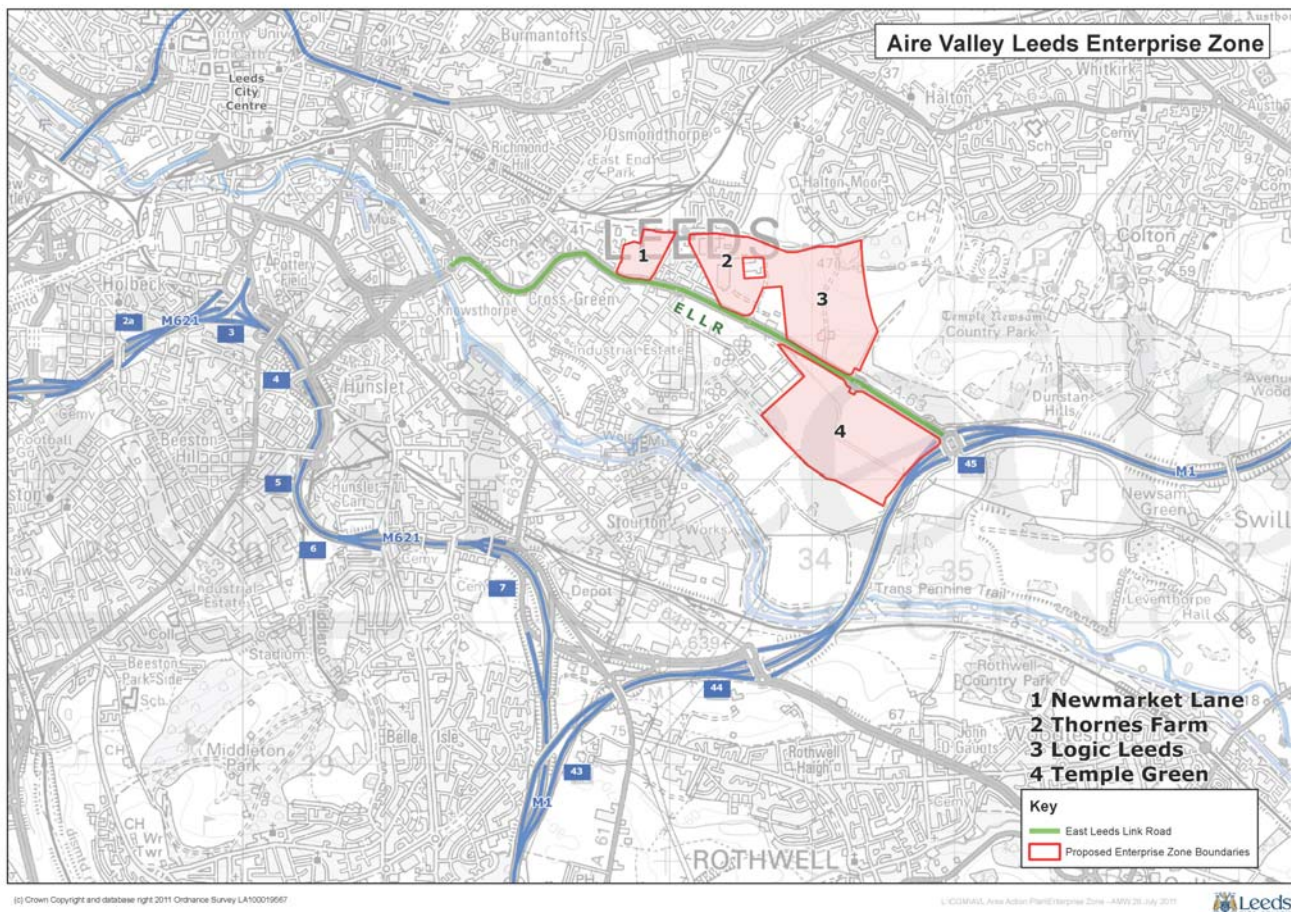
The Leeds City Region is identified as England's largest economic and population centre outside London and is home to a significant concentration of global businesses in key sectors with strong potential for employment and output growth including both the largest manufacturing and financial and business services centres outside of London, along with rapidly growing niche areas of creative and digital industries. Many of these are already located in Aire Valley Leeds or see this as an attractive area in which to grow their business.

Aire Valley Leeds is centrally located in the LCR which is attractive to employees and employers. Strong existing and planned transport links combined with green travel planning provide good opportunities for people from wide catchments to work in Aire Valley Leeds spreading the benefits of locating the Enterprise Zone in Leeds.



What Enterprise Zone?

Leeds has chosen sites for the Enterprise Zone in Aire Valley Leeds because of the catalytic benefit this will have for this priority economic zone with regional significance. Delivering success in Aire Valley Leeds benefits not just the city but also has a significant impact on the employment and economic prospects for the Leeds City Region. Jobs in Aire Valley Leeds are very likely to be accessed by people in adjacent local authorities and the potential for supply chain benefits are significant. It is envisaged that in the Enterprise Zone approximately 3,700 jobs will be created in the first 3 years and up to 10,000 to 2025.



The proposed Enterprise Zone includes four main areas, Newmarket Lane (1), Thornes Farm (2), Logic Leeds (3) and Temple Green (4).

Newmarket Lane

A 9ha, fully serviced site adjacent to Thornes Farm. Site is available for development.

Thornes Farm

This is a partly developed 32 hectare site owned by Leeds City Council and fronting the East Leeds Link Road (A63).

Plots on this site have been marketed for employment uses by Leeds City Council and a small number of plots are still available. Plots which have already sold now house a range of businesses including Symingtons and Mercardo Carpets.

Sites are available for development proposals from Leeds City Council, Castle and from Wilton Developments.

Outline planning consent for a range of B1 (office), B2 (light industry) and B8 (warehousing and distribution) are in place and the plots are fully serviced.

Logic Leeds

A 45 hectare site, formerly agricultural land, fronting the East Leeds Link Road. The site is to be developed by Muse Developments Ltd. In partnership with the trustees of the Lord Halifax Estate. Planning consent is in place for 143,050 sqm of B1 (office), B2 (light industry) and B8 (warehousing and distribution). The current planning permission also proves for a 120 bedroom hotel and some A2 and A3/4 uses.

Temple Green

Aire Valley Land LLP (which is a joint venture between Evans Property Group and Keyland Development, part of the Kelda group) holds the interests in land south of the East Leeds Link road and is preparing plots for marketing from 2012.

A strategic employment site of 80 hectares accessed from the Bellwood Roundabout on the East Leeds Link Road. The site has consent for 420,000 sqm B2 (light industry) and B8 (warehousing and distribution).

Good things about Aire Valley Leeds

Labour supply data consistently shows that the workforce in Leeds imports a growing number of workers from the districts adjacent to the city. Census data shows that net inflows of workers have risen from 17.3k in 1981 to 55.3k in 2001 and is expected to be confirmed from the current census. Significant numbers in 2001 came into Leeds from Kirklees, Wakefield, Bradford, Harrogate and York.

The Enterprise Zone in Aire Valley Leeds will provide the catalyst to the medium to long term potential offered by the area. The Enterprise Zone will in the short term allow some 142ha of development land to be built out which could deliver a quarter of a million square metres of employment space. The wider Aire Valley Leeds, which extends from Leeds city centre, south to the M1/M621 junction at Stourton and East to land at Junctions 45 and 46 on the M1 motorway has the potential to deliver some 40,000 new jobs as well as 12,000 new homes.

By targeting low carbon development and industries the Aire Valley Leeds EZ proposal will assist with the ambition of the Leeds City Region for the area to be a world-leading example of a dynamic and sustainable low carbon economy that balances economic growth with a high quality of life becoming a natural alternative to London for investors. It will also enable a focus on the use of local assets and the resulting supply chains which contribute to the city region's position as home to nationally and globally competitive clusters in major global growth industries.

The developers are supportive of the EZ proposals in the area, have advanced plans for development and have funding capacity to deliver.

Aire Valley Leeds contains some major assets

Cultural assets include the Royal Armouries, Thwaite Mills, Leeds Discovery Centre, major employers include: Hesco Bastion, Arla Foods, Pilkington Glass and HSBC First Direct. Development proposals include the city centre expansion at the South Bank including the city centre park, high quality office development Leeds Valley Park and residential developments at Yarn Street (Miller Homes) Saxton Gardens (Urban Splash).

And of course Aire Valley Leeds contains the River Aire and its sister waterway the Aire and Calder navigation made famous amongst others by John Atkinson Grimshaw in his work *Knostrop Cut, Leeds, Sunday Night 1893*.

