

## Appendix 2 - Employment Accelerator Proposed Methodology

A 3-stage methodology is proposed.

### Stage 1 – Site selection and intelligence gathering.

This includes the development of an Employment Accelerator Fund Sites Pipeline. We have developed the following criteria for identification of sites. This is based on the definition of strategic employment sites defined in the Leeds City Region Strategic Employment Evidence - Land and Property report (2021)<sup>1</sup> produced by Hatch. The criteria are:

- **Spatial Priority Areas:** Sites falling entirely or partly within a Spatial Priority Area and which are 0.5ha or above in size
- **Scale and size:** large sites over 15 Ha are generally regarded as strategic as they offer the scale needed to attract large scale inward investment
- **Location:** The site and the geographical area that it serves. Sites located close to key transport infrastructure such as motorway junctions, major rail infrastructure, wharfs or airports can usually be considered to be strategic.

**NB.** Additional sites will be considered outside these parameters when promoted by LA Partners and where there is a compelling case to do so.

The initial pipeline will be based on land that is allocated for employment uses or brownfield employment land but will not be limited to this. We are keen to work with local authorities to identify where there may be opportunities for new employment sites that reflect emerging thinking on new local plan preparation and other opportunities that may be presented because of other infrastructure investment such as Mass Transit, for example.

As part of this initial intelligence gathering process, we will undertake a desk top review of sites, including planning history and planning policy review, previous known land uses, site constraints (i.e. flood zones, power cables, listed buildings etc), site access, ownership and known site delivery issues. This will be completed in consultation with LA Partners.

### Stage 2 – Site prioritisation.

Once the pipeline sites are identified, a score card approach will be used to prioritise sites for use of revenue funding, this mirrors the tested approach used in the Housing Pipeline. This criteria-based approach will prioritise sites aligned to the Combined Authority priorities and local growth strategies.

Prioritisation factors in the pipeline include:

---

<sup>1</sup> [Regeneris Report \(westyorks-ca.gov.uk\)](https://www.westyorks-ca.gov.uk/regeneris-report)

- **Job Growth Potential:** sites which can deliver employment growth in sustainable locations, supporting skills development and particularly in areas where there is a need for regeneration and higher levels of deprivation as identified through the Index of Multiple Deprivation.
- **Sectors:** sites can be prioritised where they have the potential to meet the needs of high growth or priority sectors<sup>2</sup>, support the expansion of key clusters, building on the region's existing strengths, or have the ability to provide a range of flexible units, including growth space, within a high quality and well planned environment.
- **Political:** alignment to the Combined Authorities Strategic Economic Framework / West Yorkshire Investment Plan / Mayoral Priorities and to Local Plan Policy and Local Authority economic growth and regeneration strategies.

We are keen to retain an element of flexibility to the prioritisation of sites to allow our approach to be agile and reactive. The above approach means that we will be able to prioritise different sites to respond to opportunities for funding as those opportunities come forward. For instance, if a new opportunity for capital funding comes forward focused on advanced manufacturing, we want to have sufficient flexibility to adapt the prioritisation of the pipeline to select those relevant sites.

### **Stage 3 – Site acceleration activity**

Based on the outcomes of stages 1 and 2, we intend to develop a programme of works to accelerate employment site delivery through site promotion and de-risking development locations. Activities would include, but not be limited to: securing feasibility studies and detailed site assessments, master planning, development and option appraisal and market analysis.

Aligned to this, we would work with LA Partners to explore opportunities to attract investment through positive promotion and partnership working alongside the potential use of restrictive planning policy to target key sectors on some sites. As with the Housing Pipeline, there is potential to utilise revenue funding to support LA Partners with addressing resource gaps if this is appropriate.

These activities will support follow on commercial investment by developers and / or allow the CA the agility required to successfully bid for and deliver schemes aligned to national funding streams as they come online (e.g Investment Zones).

---

<sup>2</sup> Priority Sectors will be agreed in consultation with Local Authority Partners and based on Combined Authority and Local Authority Policy and Strategies.