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Employment Land – Update Report

Property: Land to the East of Leeds Road, Chidswell
Client: C.C. Projects
Date: February 2020

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1.0 Introduction

1.1 Gent Visick have been instructed by the C.C. Projects to provide an updated Employment Land Report in relation to their allocated mixed-use site to the east of Leeds Road, Chidswell.

1.2 The Report has regard to the Proposed Illustrative Plan – Masterplan produced by Enjoy Design, Drawing No. 00-001 Revision R (Dated 25/06/18) together with the Chidswell Masterplan – Employment Floor Area Breakdown V1, also produced by Enjoy Design and dated 23/10/2019.

These are appended as Appendices A & B.

1.3 This Report will provide an overview of the current industrial and logistics property market in the West Yorkshire region and will consider the current supply of employment development land within the wider region.



2.0 Site Appreciation

- 2.1 The Site is located to the eastern side of the A653 approximately 2 miles to the north-east of Dewsbury Town Centre. The A653 dual carriageway provides access to Junction 28 of the M62 motorway some 2 miles to the north of the Site whilst the B6128 provides access, via the A638, to Junction 40 of the M1 motorway within 2 ½ miles.
- 2.2 The proposed development extends to some 112 hectares in total and will be subject to an Outline planning application (all matters reserved except access), for the demolition of existing buildings and the development of a phased, mixed use scheme comprising residential development (up to 1,354 dwellings, including up to 1 hectare of retirement living (C2/C3), up to 35ha of employment development (B1, B2, B8 uses), a local centre (comprising A1/A2/A3/A4/A5/D1/D2 uses), primary school, green space, access and other associated infrastructure.
- 2.3 The Site slopes gently with two notable landscape features, a higher ridge to the west of the centre and a bowl like valley to the north. Having regard to the topography of the site there is a limitation as to the largest single building footprint which can be accommodated at this location without excessive cut and fill works.
- 2.4 The proposed Masterplan, appended at Appendix A, depicts a range of 35 employment units from 680 sq m up to a single unit of 10,240 sq m and totalling some 122,500 sq m. The design incorporates a range of unit sizes to meet local, regional and national demand for units in this location.

3.0 Market Overview

- 3.1 Over the last few years demand for logistics and industrial premises has outweighed supply resulting in increases in both rental and capital values together with increased land values.
- 3.2 With the decline of the high street, institutional investors have also sought to increase the amount of industrial and logistics property within their portfolios which has seen investment yields for this type of property sharpen significantly.
- 3.3 Historic over supply and limited rental growth have previously limited investor interest in the West Yorkshire region and by default has limited the amount of speculative development undertaken in the region. With improved investment yields, increased rental and capital values we have seen a return of speculative development in a number of regional centres.
- 3.4 With limited development over the course of the last several years there is still pent up demand from local and regional companies and, with the continued growth of on-line retail, strong demand for Regional Distribution Centres (RDC's) from 3PL's and retailers.

For example, two prime sites within the West Yorkshire Region, the 73.83 Acre (29.87 Ha) 62 Leeds and the 110 Acre (44.5 Ha) Logic Leeds have been almost entirely taken up within 2 years of becoming available. Sites of this size would historically have been taken up over a longer period of 5 – 10 years.

- 3.5 With the increased demand from discount retailers and on-line retailers for large scale warehousing we have seen the emergence of large scale RDC's and National Distribution Centres (NDC's) ranging from 46,450 sq m to 92,903 sq m (500,000 – 1,000,000 sq ft). These units generally require sites of between 14.16 and 20.23 hectares (35 – 50 acres).

The proliferation of these units has had a significant impact on the supply of employment land leading to the early completion of a number of large-scale schemes and a scarcity of employment land in the major centres and along the regions' motorway corridors.

- 3.6 There have been further large-scale design and build units undertaken since January 2018.

Table 1: Large Scale Design & Build Units

Location	Occupier	Size (Sq M)
Logic Leeds	Amazon	33,538
Logic Leeds	Premier Farnell	33,630
iPort, Doncaster	Amazon	69,677
62, Leeds	Lidl	51,097*
Capitol Park, Goole	Croda	27,870
Total		215,812



*Site acquired but construction yet to commence

Whilst construction of the Lidl warehouse at 62 Leeds has yet to commence there has been a significant amount of floorspace committed to across the wider region in the last 12 months.

3.7 In addition to the above transactions there have been a number of recent lettings of note.

Table 2: Recent Large-Scale Lettings

Location	Size (Sq M)	Comments
Wakefield 31, California Drive, Normanton	16,351	The former TK Maxx unit re-let to Torque Logistics
Tri-Link 143, California Drive, Normanton	13,285	Speculative unit completed in November 2016. Gable end loaded with off-set yard. Let to CMS Distribution
Parkside, Leeds	17,187	Secondary unit let to Harrogate Spring Water
Unit G, Brunel Way, Wakefield 41	12,450	A racked unit previously occupied by Fox's Biscuits and re-let to Card Factory
Super G, Glasshoughton	24,060	Speculative unit, let before practical completion to Puma
Don Pedro Avenue, Normanton	10,033	Refurbished unit let to Lehman Group
Maximus, Flaxby	25,641	Former Octavius Atkinson unit let to ILKE Homes
Bessemer Park, Sheffield	12,500	Speculative unit let to ITM
Total	131,507	

In addition to the 212,000 sq m of design and build accommodation committed to in the last 12 months there has been a further 131,507 sq m of standing industrial and logistics space taken up.



3.8 In response to the level of take up and perceived demand there are a number of speculative units which have been completed or under construction, these are as follows.

Table 3: Speculative Developments / Proposed Speculative Developments

Location	Size (Sq m)	Comments
Symmetry Park, Blyth	13,935	Completed and available.
iPort Doncaster	11,055 18,116	2 units completed and available.
Nimbus Park, Thorne	9,848 14,864	2 units completed and available
G-Park, Doncaster	25,548	Completed and available
Gateway 4, Doncaster	37,161	Funding secured, on site now with infrastructure works
Crosspoint 33, Knottingley	47,845	Due to commence construction in Q2 2020
PLP Gateway 45, Leeds	5,388 17,187 23,132	Proposed 3 unit speculative scheme due to commence in Q2 2020. Potential for a 4 th unit of up to 37,161 sq m.
Maple Park, Barnsley	11,612	Under construction with completion in Q2 2020
Smithywood, Barnsley	30,658	Construction due to commence in Q1 2020.
Total	266,349	

Whilst 266,349 sq m is a significant amount of speculative warehousing this should be viewed in the context of the take up of Design and Build and Large-Scale Lettings, undertaken since January 2018, identified in Tables 1 & 2 above totalling 347,319 sq m. It should also be noted that a high percentage of the large -scale speculative development is in the South Yorkshire Region. This is due to perceived demand and the greater availability of sites.



3.9 The rise in rental and capital levels has also seen a number of speculative developments undertaken on a smaller scale. Initially in the major regional centres and now on a more widespread basis.

There have been four smaller speculative schemes in the Cross Green area of Leeds:

Connex 45 offering 2 units of 4,645 sq m and 2,787 sq m. Now let to Fed Ex and Perspex Distribution respectively.

Kinetic 45, two units of 5,760 sq m and 2,230 sq m with the smaller unit split and sold whilst the larger unit remains available.

Towngate Link's first phase comprised 2 units of 5,574 sq m and 5,110 sq m let to London City Bond and Beer Hawk. A further 54,645 sq m speculative unit which is under construction has already been let to Van Lines Limited.

At Logic Leeds, Leeds City Council has invested in 3 speculative units, comprising 2,787 sq m, 3,066 sq m and 3,437 sq m. Following Practical Completion the smallest unit has been let to Galaxy Insulation, the largest to Network Rail and the remaining unit is currently under offer.

Planning permission has recently been granted for the Total Park scheme off Pontefract Road and this will comprise a development of 6 industrial units ranging from 855 sq m to 9,755 sq m on a site of 6.47 hectares with construction due to commence in Q1 2019.

62 Leeds, a 28 hectare site located off Junction 27 of the M62 motorway was released in May 2017. Following the sale of approximately half of the site to Lidl further design and build transactions have been carried out for Johnsons – 5,574 sq m, Impex Car Parts – 3,902 sq m, Turners Car Parts - 1,254 sq m with a second unit of 1,254 sq m also sold. Construction will commence in January 2020 on 2 further speculative units of 1,858 sq m and 5,295 sq m which will be available for occupation in September of that year.

Elsewhere Park 32 at Pontefract has seen 4 units developed – 1,146 sq m, 1,992 sq m, 3,252 sq m and 7,765 sq m. Since Practical Completion in July this year the 2 smaller units are under offer, there is strong interest in the 3,252 sq m unit and the larger unit remains available.

Moor Park 25 at Mirfield is finally under way with the first unit of 6,726 sq m let and a further 2 units – 4,180 sq m and 2,137 sq m currently under offer leaving the potential to develop a single unit of up to 9,290 sq m and a further unit of circa 2,136 sq m at this location.

At Enterprise 36 at Tankersley, a further speculative unit of 7,155 sq m is currently under construction and will be available in January 2020 whilst Trebor Developments are building a 7,289 sq m unit at 31 East at Rotherham and have recently completed 2 units of 4,126 sq m and 5,420 sq m at The Aero Centre at Sheffield Doncaster Airport.

3.10 There remains strong interest from the development sector for speculative development opportunities across the region and as can be seen from the above there is also strong demand for these units.

3.11 Table 3 of the Appendix 2 Matter 34 – Employment Land Update - January 2018 reviewed the main Regional Development Sites and a further update on these developments is provided at Table 4 below:

Table 4: Regional Development Sites

Development	Size (Hectares)	Comments
iPort, Doncaster	136	Over 280,000 sq m of B8 accommodation now built and occupied with a further 69,677 sq m under construction. Of the original planning permission for 557,418 sq m only 278,709 sq m remains available
Capitol Park, Goole	52.6	Siemens have acquired some 40 hectares for the construction of a rolling stock factory and a further design and build unit of 27,870 sq m is to be constructed here for Croda International. This leaves a single site of 12.14 hectares
G-Park, West Moor Park, Doncaster	46.5	Since our last update 25,906 sq m has been speculatively developed here. A further plot remains which is capable of delivering a 55,740 sq m building.
Finningley Airport	27.5	Peel sold part of the land to Trebor who have commenced construction of 2 units totalling 9,758 sq m.
Trident Park, Normanton	24.28	Fully developed.
Logic Leeds	24.20	Scheme has been completely built out. Including the aforementioned Trilogy buildings and a design and build of 33,538 sq m which was pre let to Amazon.
Smithywood Business Park, Sheffield	15.37	PLP bought 8 ha of the land and will build a speculative unit of 31,865 sq m. This leaves only 7.37 ha remaining.
Sheffield Business Park	20.23	Acquired by the University of Sheffield for development of their Factory 2050 project.
Link 62, Normanton	14.16	Developed out for Poundworld Retail
Glasshoughton, J32 M62	12.14	Developed out by Tungston and Barwood which has been built and let to Puma.

Gladman Park, Tankersley	12.21	Enterprise 36 developed to deliver 2 units totalling of circa 9,290 sq m which have been sold. Further speculative development on site of 7,153 sq m which will PC in January 2020.
Ashroyd Business Park, Barnsley	5.94	Following the Universal Components design and build the remaining 5.66 ha has been acquired by Network Space who are speculatively building 5 units, of 4,877 sq m, 929 sq m, 1,115 sq m, 1,858 sq m and 929 sq m. which are anticipated to reach practical completion in Q1 2020. No land remains
P227, Nimbus, Thorne	17	2 speculative units of 9.847 sq m and 14,864 sq m have been built, no land remains.

With the exception of the iPort, which despite take up of some 278,700 sq m of floorspace in only 3 years, still offers some 68 hectares for development the main regional sites have all been either fully developed or have seen significant take up over the last 12 months.

- 3.12 In light of the recent take up further proposed schemes are now coming forward for development and Table 5 below identifies these sites:

Table 5: Development Pipeline

Development	Size (Hectares)	Comments
Gateway 45, Leeds, J45 M1	28.53	Following the sale of part of the site to PLP the remaining 28.53 ha are currently reserved by HS2 for the site of the proposed rolling stock maintenance and cleaning depot.
Kellingley Colliery, J34 M62	57	Planning permission has been granted for the redevelopment of the former Kellingley Colliery site.
Ferrybridge Power Station, J33 M62	40.47	Following the cessation of the coal fired power station SSE have offered a first tranche of land to the market with the potential for a further 40 ha to follow.
Eggborough Power Station, J34 M62	40	The site has been acquired by the St Francis Group who are intending to submit a planning application for the redevelopment of this brownfield site.

Capitol Park, Leeds, J28 M62	11.33	A site to the rear of the existing development and proposed as an extension thereto.
Silkwood Park, Wakefield J40 M1	7.28	The site has an outline planning consent for up to 32,516 sq m of B2 and B8 space.
Wakefield Hub, Junction 30 M62	51	The site has the potential to accommodate up to 92,903 sq m of accommodation but has had some issues in respect of its planning obligations.

Whilst there are a number of sites in the development pipeline there are a number of sites which would be considered to be in secondary locations and in terms of the Kirklees area the main sites which have recently been allocated are those identified in the Kirklees Local Plan and identified in Table 6 below.

Table 6: Allocated Employment Sites Kirklees Local Plan 2019

Location	Size (Hectares)	Comments
ES1 Land at Bradley Business Park	4.33	Potential for a further 15,155 sq m may be better suited to B1 Office uses.
ES6 Whitechapel Road, Cleckheaton	10.68	Potential to accommodate up to 37,380 sq m of B2 and B8 accommodation.
ES 7 Interchange 26, Kirklees	7.61	Outline planning permission granted and development currently being brought forward for development.
ES9 Cooper Bridge, Leeds Road, Mirfield	4.26	Potential to accommodate up to 14,910 sq m of B2 and B8 space.

3.13 It should also be noted that Wakefield MDC have recently published the response to their call for sites for their updated Local Plan for 2036 which identifies a number of potential sites including 9.7 ha at Silkwood Park off junction 40 of the M1 and two larger allocations at Junction 30 of the M62 51 hectares at the former Newmarket Colliery site, this is being promoted by Henry Boot as the Wakefield Hub and to the west of that site at Castlegate a further proposed allocation of circa 50 hectares. The latter site is in several ownerships and will need significant work to bring forward.

4.0 Conclusions

- 4.1 In summary current annual take up of large-scale employment units is presently running at around 347,319 sq m on a regional level. This would translate, on a 50:50 building to site ratio, to some 69.46 hectares of employment land per annum.
- 4.2 The main allocated commercial sites within the Kirklees District, including the 35 hectare employment allocation at Chidswell, total some 61.88 hectares, or, at current take up levels, a years supply.
- 4.3 Within the immediate region there is now a distinct shortage of available employment land with the largest remaining allocation in Leeds, the 28.5 hectare Gateway 45 site currently reserved for HS2.
- 4.4 Whilst Wakefield Council have identified a number of possible employment sites for their replacement Local Plan for 2036. With the exception of the potential windfall site at Ferrybridge their supply of employment land which would impact on Chidswell, is now split between the 51 Hectare Wakefield Hub at J30 M62 and the remaining 7.28 hectares at Silkwood Park, J40 M1.

A planning application for some 49,200 sq m of B2 and B8 space has recently been submitted at Havertop Lane, Normanton off Junction 31 of the M62 on a site of around 10 hectares. This is being considered at present.

Therefore the supply of employment land in the Wakefield area that would potentially compete with Chidswell amounts to some 58.28 Hectares, a further years supply at current take up rates.

- 4.5 Whilst there have been a number of smaller speculative developments of B2 and B8 space across the region the number of such developments is limited and given the scarcity of supply of modern units the majority of these speculative units are being taken up on or around practical completion.
- 4.6 There is still a large degree of pent up demand for modern warehouse and industrial accommodation and given the lack of supply across the wider West Yorkshire Region the site to the east of Leeds Road, Chidswell is well placed to provide opportunities for both indigenous and inward investment industrial and distribution requirements.



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Appendix A



- ### Masterplan Legend
- * Proposed site access
 - Residential use
 - Employment use
 - Local Centre
 - Primary School
 - Potential location for retirement accommodation / assisted living
 - * Internal vehicular connection (No HGV access)
 - illustrative Sustainable Urban Drainage (SUDS)
**Refer to outline drainage strategy for further information*
 - Parking and drop-off
 - Allotments (Total provision = 0.76Ha / 7,675sqm)
 - Multi Use Games Area (MUGA) (1no. 20 x 40m)
 - Public Open Space, Equipped Play Area, total provision as below:
4no. Neighbourhood Equipped Area for Play (NEAP)
5no. Locally Equipped Area for Play (LEAP)
4no. Locally Area for Play (LAP)
 - NEAP, LEAP & LAP total area = 0.99Ha / 9,922sqm**
 - Young Peoples Provision (Total provision = 1.28Ha / 12,838sqm)
 - Parks / recreation grounds (Total provision = 3.79Ha / 37,913sqm)
 - Amenity greenspace (Total provision = 3.57Ha / 35,698sqm)
 - Proposed natural / semi natural greenspace (Total provision = 8.04Ha / 80,434sqm)
 - Proposed wildlife corridor (Total provision = 1.34Ha / 13,444sqm)
 - Existing ancient woodland, trees and hedgerows
 - Ancient woodland buffer zone
 - Proposed tree planting
 - illustrative residential gardens
 - Existing TPO to be removed
 - Proposed application boundary
 - Land under applicants ownership
 - Proposed primary link road
 - Right of Way route (refer to stand alone drawing for additional details)
 - Existing watercourse
 - Proposed cycle route
 - Proposed secondary road

Public Open Space Area Schedule

**(figures include Heybeck Lane site area within totals)*

Type	Required Provision <i>(based on 1535 dwellings)</i>	Total Provision
Allotments	0.76Ha / 7,675sqm	0.76Ha / 7,675sqm
Amenity greenspace	2.24Ha / 22,380sqm	3.57Ha / 35,698sqm
Childrens Equipped / Designated Play	0.94Ha / 9,363sqm	0.99Ha / 9,922sqm
Natural/semi-natural greenspace	7.46Ha / 74,601sqm	8.04Ha / 80,434sqm
Parks / recreation grounds	2.98Ha / 29,840sqm	3.79Ha / 37,913sqm
Young Peoples Provision	1.12Ha / 11,205sqm	1.28Ha / 12,838sqm
Totals	15.49Ha	18.43Ha
Additional Areas:		
Multi Use Games Area (MUGA)	1no. 20 x 40m	1no. 20 x 40m
Wildlife corridor (employment)	15m wildlife corridor	1.04Ha / 10,442sqm
Wildlife corridor / tree buffer (eastern residential boundary)	15m corridor	0.30Ha / 3,002sqm

Notes.

1: 5000

0 100 200 300m

Contractor must verify all dimensions on site before commencing any work or shop drawings. If this drawing exceeds the quantities taken in any way the Architects are to be informed before the work is initiated. Only figured dimensions to be taken from this drawing. Do not scale off this drawing. Drawings based on Ordnance Survey and / or existing record drawings - design and drawing content subject to Site Survey, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals. Authorised reproduction from Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved. Enjoy Design Ltd.

ILLUSTRATIVE PLAN

R	General updates following email dated 18/02/20;	DH	20/02/20	RG
Q	General updated in line with email comments 07/02/20;	DH	14/02/20	RG
P	Red line boundary updated;	DH	15/10/19	RG
N	Red line boundary updated;	DH	09/10/19	RG
M	C2 use area updated;	DH	01/10/19	RG
L	General update;	DH	25/09/19	RG
K	Design updated to reflect drainage design, indicative housing layout added;	DH	06/09/19	RG
Rev.	Des.	By	Date	Ch.

Client: The Church Commissioners
Job No: 18,006

Project: Childswell Masterplan

Title: Illustrative Plan - Masterplan

Date: 25/06/18
Scale: 1: 5000@A1
Checked by: RG

Drawing No: 00-001
Drawn By: DH
Revision: R

PLANNING

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ENJOY DESIGN



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Appendix B

Chidswell Masterplan - Employment Floor Area Breakdown		
Proposed Use Class	% of overall floor area	Proposed floor area (sqm)
B1a	15	18,375
B1b / B1c	10	12,250
B2	25	30,625
B8	50	61,250
Total	100	122,500

ENJOY DESIGN	
Document date:	23/10/2019
Document revision:	V1
Document Author:	DH

N.B. Total Employment floor area based on Local Plan allocation of 122,500sqm



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