Subject: FW: FORMAL PLANNING CONSULTATION - 2023/90668 - PCSPECIALIST
Date: 17 April 2023 16:03:48

Sent: 13 April 2023 08:39

Subject: FORMAL PLANNING CONSULTATION - 2023/90668 - PCSPECIALIST

Thank you for consulting the Business Kirklees Inward Investment team on application: 2023/90668 for the proposed relocation and subsequent expansion of PCSpecialist Ltd (PCS). It is noted comments have been requested specifically in relation to the support provided by inward investment with PCS' land and premises search. Therefore the following comments are provided with this in mind.

For context, PCS are a high growth business established in Kirklees and rank 5th in the Kirklees Top 100 where assessment of businesses is considered against indicators such as number of employees, turnover, growth in turnover, profit etc. PCS therefore represent a significant and very important business to the district of Kirklees. It is for this reason, resource and time has been committed in supporting PCS' growth objectives and in particular to support their relocation and hopefully retention here within Kirklees.

The Inward Investment team began support for PCS in October 2020 and in collaboration with the council's Key Account Management team has continued to support to this present day. Following discussions with PCS it was understood their need for relocation to new or suitable premises was becoming a pressing matter as they had already outgrown their existing space and

growth was and continued to be constrained. Naturally from a Business Kirklees perspective it was also important not to lose the business from Kirklees. Key criteria in identifying suitable land or premises included:

- Locationally to be around Huddersfield or the South of the district - ensuring staff-retention and to minimise disruption to business continuity
- Freehold required
- Unit size from 85,000 sq ft (7,900 sq. m.) to 160,000 sq ft (14,865 sq. m.)
- Land requirement of 2-3 ha (5-7 acres)
- Good proximity to A roads
- Eaves height of 11 meters
- Good size service yard with 4 No. dock levellers and 2 No. straight-in loading doors
- 250 car parking spaces

In identifying opportunities, a review of the Local Plan allocations was undertaken, discussions with commercial agents and developers were held, enquiries with the Councils Disposals and Acquisitions team made and the commercial market was searched and continually monitored via CoStar – the industry leader in commercial real estate sales and marketing information.

Based on the above criteria nine properties or sites were identified and referred for consideration by PCS. These have been set out in the attached document for reference with reason for unsuitability as recorded by inward investment following feedback. In all instances, not one of the opportunities were a suitable fit based on the criteria supplied. However, it was important to ensure all opportunities had been fully explored and in view of this a review of vacant land within Priority Employment Areas (PEAs) was undertaken to determine if there were sites, which in theory, aligned with PCS' needs. If any were to be identified then approaches to the land owners would be made to determine availability. Following this exercise, a further nine potential sites were identified, however none were suitable due to a number of reasons, including irregular site formation resulting in development footprints which were too small and the unavailability of sites. A summary of this exercise and reasons for rejection has also been set out in the attached. It should be noted, the Council's Disposals and Acquisitions team confirmed there were also no council assets meeting the brief for disposal.

In conclusion, during the 2 ½ years support in seeking land and property, the inward investment team can confirm that no sites or properties have been identified, or become available, which aligned with the requirements of PCS. All but one option considered fall outside the Green Belt, therefore, given the limitation to current employment land supply and existing limitation to available employment premises within Kirklees, we are of the opinion a very special circumstances case can be made in support of PCS's planning application in this instance.

Kind regards
James

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