

Alternative Sites Assessment

Wappy Spring Inn: Huddersfield Nano Park

Frank Marshall Estates

October 2023

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1. Introduction

- 1.1 This Alternative Sites Assessment has been prepared to consider the buildings and land available in Kirklees which might support a proposed “Nano Park” development.
- 1.2 The Nano Park concept has proved to be extremely popular when delivered elsewhere, as it fills a significant gap in current space provision for small companies, new start-ups, and larger businesses pioneering new products or new markets. Similar developments in Bradford¹ and Wakefield² have been fully let before completion.
- 1.3 The “Nano Park” concept looks to provide highly flexible, short term space for companies that are a combination of new start-ups, or that are testing new ideas. The units are “hybrid” in nature with either storage or light industrial space on the ground floor and office space above.
- 1.4 There is no comparable modern offer for this segment of the market, due to the unfavourable economies of building smaller units- which carry extra costs, additional management responsibilities and greater maintenance requirements.
- 1.5 This application seeks to fulfil a significant market gap for this type of provision in Kirklees.
- 1.6 Whilst the provision of “start-up units” is not a new concept, they are rare in the modern market and the local supply in West Yorkshire is extremely poor- particularly for new stock that meets modern standards for fit out and energy efficiency.
- 1.7 This product is therefore a new offer to the market, and there are currently no active alternatives to this product or development available today.
- 1.8 This statement examines the locational requirements of businesses looking to occupy a nano park type development, sets a suitable catchment area and considers the alternatives available at this point in time.

¹ <https://frankmarshallestates.co.uk/2019/04/01/nano-park/>

² <https://www.walkersingleton.co.uk/commercial/flanshaw-nano-park-flanshaw-way-wf2-9lp/>

2. Locational Requirements

Occupier Survey

- 2.1 The applicant has undertaken a survey of all current tenants of the existing Nano Parks at Bradford and Wakefield. The survey results are provided in a separate report at Appendix 6 and the key findings are set out below.
- 2.2 The analysis shows that the following characteristics are essential components of the locational choices made by prospective Nano Park tenants:
- Location close to a motorway (100%)
 - Proximity to customers- ranging from local to Global, with high levels of accessibility important for those with local to UK wide customer bases (100%)
 - General location of the existing Nano Parks – close to motorways and main urban areas (90.9%)
 - Proximity to other businesses (70%)
 - Proximity to staff- nearly all locally based (60%) but with significant numbers in the wider region (40%)- suggesting that good access to strategic roads is critical for labour supply.
- 2.3 It is also notable that some companies (27.3%) have moved area to access this type of property- which suggests a risk of business loss from a Local Authority area where companies were not able to find a comparable offer locally. It also shows that when the right product is available most would stay locally (45.5%).
- 2.4 These survey results draw out the importance of location for a successful Nano Park development.

Location Requirements

- 2.5 Based on the occupier survey, a set of key principles has been extracted, which have been used to help define the location requirements for this project as well as the catchment area for this assessment.
- 2.6 The key locational requirements for a business seeking a Nano Park unit are:
- a. Good access to the motorway network
 - b. Good access to the main road network
 - c. Good access to larger existing employment locations (customers and other businesses)
 - d. Good access to urban areas (customers and staff)
- 2.7 These requirements and have informed the approach adopted to defining a catchment area, which contains the basic parameters of this assessment.

- 2.8 In addition, the site needs to avoid common constraints- for example, very steeply sloping sites (which would increase build costs further) and access through residential areas (which might cause amenity or environmental concerns).

Timescales

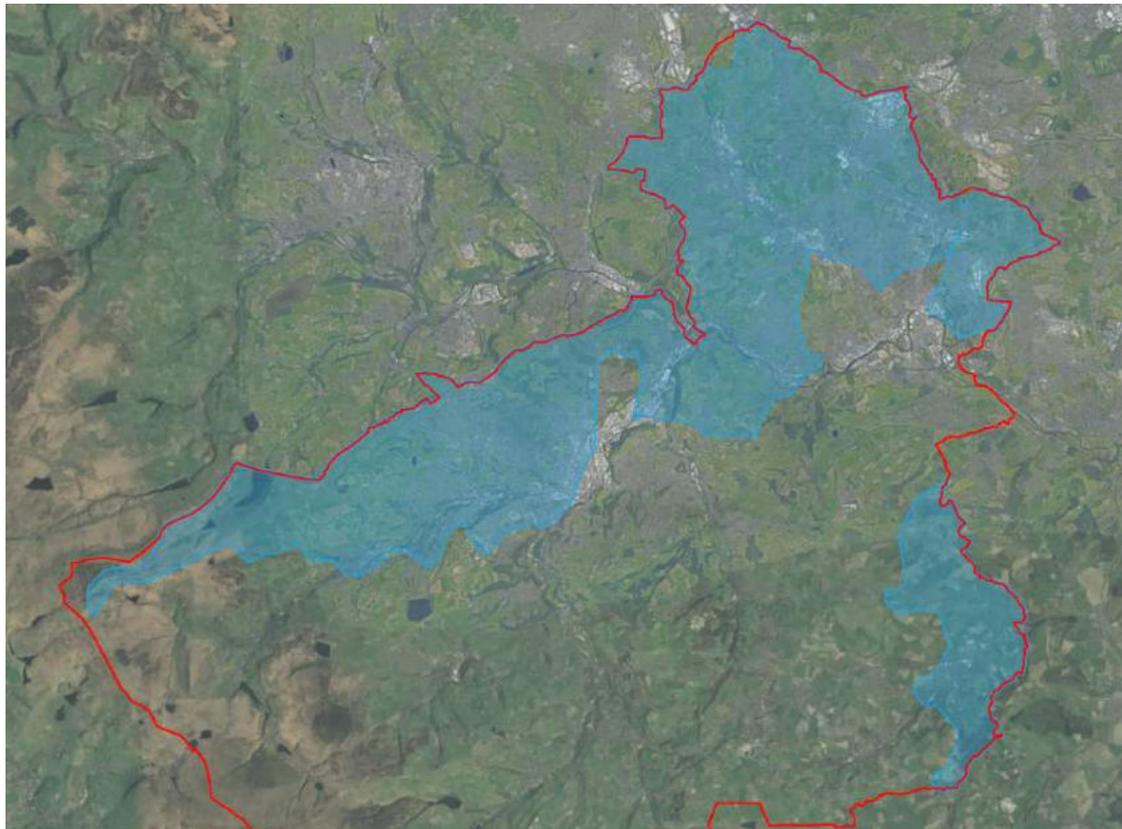
- 2.9 The Nano park product is in high demand and other sites have been fully let before completion in every other location. It would be intended to deliver the development quickly following grant of permission- allowing 12-18 months of construction for the entire site. Therefore, sites which are not likely to deliver a meaningful development in the next 3 years (short to medium term) have been discounted. This is particularly important given the ongoing nature of the need, and the historic lack of provision which increases the urgency of providing space in the shorter term.

Availability

- 2.10 The site also needs to be reasonably available to the applicant. Some sites are controlled by existing businesses for future expansion, and these have been discounted. Others, where the applicant simply does not control an allocated site have been retained in the analysis despite not being truly available.

3. Catchment Area

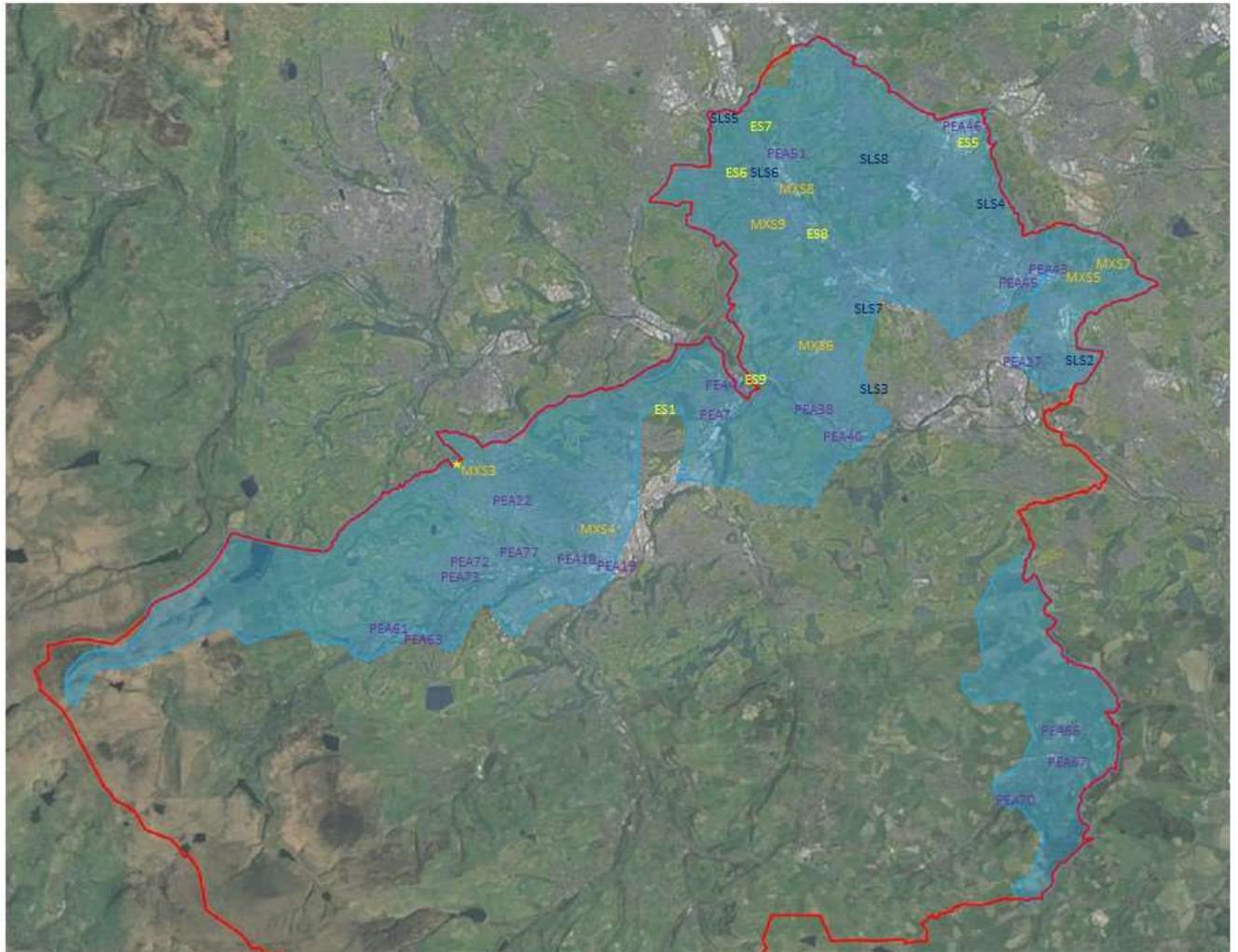
- 3.1 Based on the occupier survey results, a catchment area has been defined based on a 10 minute drive time from the motorway junctions in Kirklees. These are the primarily along the M62 corridor, although several M1 junctions fall into Kirklees in the south east of the District.
- 3.2 A 10 minute drive time from a motorway junction is considered to be a generous reflection of the wider accessibility needs of the occupiers (key locational requirements a. and b. above). It is broad enough to avoid excluding too much of the District, which would make the assessment artificially constrained, whilst also capturing the general need for occupiers to be able to readily access the main strategic highways network in the area.
- 3.3 The catchment was generated using output from a commercially available isochrone generation website³, set to provide a 10 minute drive time from a centre point at each motorway junction. The outputs were visually mapped onto aerial photography, with the Kirklees boundary annotated, as shown below:



- 3.4 A visual inspection of this basic catchment, once mapped, confirmed that it included a number of existing industrial and residential areas, which would provide the necessary connectivity to existing businesses and for current (or potential) employees (key locational requirements c. and d. above).

³ <https://classic-maps.openrouteservice.org/>

3.5 The sites considered in this alternatives exercise were then identified and mapped in the catchment area, to ensure that only those allocated sites within the catchment were considered. This mapping is provided at Appendix 1, and is replicated below:



3.6 This analysis focusses on the available allocated supply of land. This is because the supply of such sites into the existing industrial stock either does not exist, or does not provide for the environmental or quality aspirations set by the businesses seeking a Nano Park offer. The currently available stock of a comparable size to the Nano units is considered in Section 4.

4. Existing Stock

- 4.1 This section of the Alternative Site Assessment considers whether the existing stock of small unit / starter unit buildings is capable of providing an alternative to this application.
- 4.2 The occupier questionnaire (Appendix 6) concluded that the design and environment expectations of occupiers is high. The key factors highlighted in the survey were that units required:
- Modern design and positive image (100%)
 - Good quality environment for staff (100%)
 - Space- most tenants were upsizing into these small units, suggesting that the Nano Parks are attracting both new and small businesses (75%)
 - Flexible tenure, especially for newer businesses (70%)
 - Environmental performance (60%)
- 4.3 Most companies were looking for new premises for a considerable period (70% looking for over 3 months) and were not able to find anything that could meet their needs in their preferred location (100%).
- 4.4 Only 20% were able to find something which met their needs – but not in their preferred location. This strongly suggests that there is an inadequate supply of this sort of product locally- which also suggests that the developments secured on the employment allocations from the 2019 Local Plan have not delivered this type of product.
- 4.5 We have also examined the units currently on the market.
- 4.6 The Council’s website provides a link to Eddisons property search engine. Using the search criteria of 50-500 sqm for a Huddersfield + 15 Miles area, the following units were identified at the time of writing:
- UNIT 3H, MILL STREET WEST, ANCHOR BRIDGE WAY, DEWSBURY, WF12 9QS (495sqft)⁴
 - UNIT 4C, MILL STREET WEST, ANCHOR BRIDGE WAY, DEWSBURY, WF12 9QS (990 sqft)⁵
 - GRANGFIELD MILL, GRANGFIELD INDUSTRIAL ESTATE, GRANGFIELD ROAD, STANNINGLEY, PUDSEY, LS28 6JT (557sqft)⁶
- 4.7 All of these sites are outside the catchment area.

⁴ [Unit 3H, Mill Street West, Anchor Bridge Way, Dewsbury, WF12 9QS - Eddisons](#)

⁵ [Unit 4C, Mill Street West, Anchor Bridge Way, Dewsbury, WF12 9QS - Eddisons](#)

⁶ [Grangefield Mill, Grangefield Industrial Estate, Grangefield Road, Stanningley, Pudsey, LS28 6JT - Eddisons](#)

4.8 The Council also own and manage a number of flexible workspaces⁷. The following sites are within the catchment area:

- Batley Enterprise Centre (Noted as being in “High Demand” at the time of writing) This is a Council managed building and offers flexible rents. The remaining space is one of the more modern units to the rear and so is not one of the smaller units available (the size range across the site being 180-1391 sqm with this one at the larger end of that range).
- Bath Court Enterprise centre (Fully let at the time of writing)
- Healey Lane Business Centre (Fully let at the time of writing)
- Ray Street Enterprise Centre (Noted as being in “High Demand” at the time of writing). This is a subdivision of a single older industrial building in Huddersfield Town Centre. There are 25 units within the same building, and the facility is well occupied. The smallest units are some 93sqm larger than the “Nano” units. They are Council managed, so terms and prices are likely to be reasonably good. However, they are not comparable in terms of grade, specification or age.
- Station Court Enterprise Centre (Fully let at the time of writing)

4.9 It is clear from this review that the Council’s database offers very limited choice for business start-up space. For comparable flexible terms, businesses are limited to small units in subdivided older industrial stock- the majority of which do not even have basic amenities like windows.

4.10 We see this existing provision as a necessary part of the supply that will be suitable for some businesses- indeed the current availability within the catchment (and the wider area) suggests that they are quite popular. This, however, is likely to be because smaller businesses have no choice about where to set up, as a wider supply of better quality space does not exist.

4.11 We have also reviewed available property by looking at local estate agents web pages and using their search functions, with the following results:

- Walker Singleton are marketing a 157sqm modern unit at Allen Row, Huddersfield.⁸ This is a single unit at a fixed annual rent with no flexible terms. Whilst the size is ideal, and the location at the edge of the catchment area is acceptable, the terms are not ideal. It is also only a single unit, which will meet a very limited need.
- Bizspace have units between 69 and 2,364sqm at Linthwaite Business Centre, Manchester Road⁹. This location offers flexible short-term contracts. The actual availability of space is not clear, so it will be assumed that there is space available in this location for the purposes of robustness.

⁷ [Workspaces - Business Kirklees](#)

⁸ [Commercial Property | Unit A2, Allen Row, HD1 4SB \(walkersingleton.co.uk\)](#)

⁹ [Light industrial facility to lease in Manchester Road, Huddersfield, West Yorkshire, HD7 \(rightmove.co.uk\)](#)

5. Alternative Development Sites

5.1 We have reviewed the Adopted Local Plan proposals maps to identify sites that are both within the catchment area and are:

- Employment Allocations,
- Mixed use Allocations
- “Priority Employment Area” (PEA) sites, and
- Safeguarded Land.

5.2 The identified sites have been considered against the needs of the proposed development and clear reasons are given if it has been concluded that the proposed development will not be able to locate to that site.

5.3 Sites within the catchment which have no remaining capacity, as stated in the Local Plan, are removed from the analysis and are not assessed further.

5.4 A total of 40 sites have been identified and analysed. The full site assessment proformas are provided as Appendices to this statement as follows:

Appendix 2: Employment Allocations

Appendix 3: Mixed use Allocations

Appendix 4: “Priority Employment Area” sites

Appendix 5: Safeguarded Land

5.5 The findings of these assessments are set out in the Tables at Appendix 1 and are summarised below:

Table 1: Employment Sites Assessment

Local Plan ID	Address	Size (Ha)	Outcome
ES1	Bradley Business Park	4.76	Developed and occupied for Aflex Hose, no space remaining.
ES5	Crossroad Commercials Ltd, Pheasant Drive, Birstall	1.82	Controlled and retained by Tennants Chemicals for expansion. No space available for small unit development.
ES6	The Royds, Whitechapel Road, Cleckheaton	23.53	Controlled by Amazon, application recently refused across the entire allocation. Unlikely to be appealed, but no space currently available for small unit development.
ES7	North Bierley WWTW	14.03	Phase 1 site (Interchange 26) fully detailed for larger units; Phase 2 outline (current KeyLand application) indicates similar sized buildings on the southern extension. No space available for small unit development.
ES8	Spenn Valley Industrial Park, Bradford Road, Cleckheaton	1.52	Developed and occupied for a range of occupiers, no space remaining.
ES9	Cooper Bridge WWTW	8.49	Site controlled and retained by John Cotton for expansion. Application recently submitted for John Cotton expansion. No space available for small unit development.

Table 2: Mixed Use Sites Outcomes

Local Plan ID	Address	Size (Ha)	Employment component (sqm)	Outcome
MXS3	Lindley Moor Road	32.16	41,702	Potential for small unit provision in terraced Unit A (525sqm). Application undetermined, but potential provision assumed based on draft masterplan.
MXS4	North of Trinity Street, Huddersfield	2.44	2,103	Permission granted and being implemented for retail, office, housing and a new Lidl, which retains the listed buildings on site. No space available for small unit development.
MXS5	Lees House Farm, Leeds Road, Dewsbury	2.18	3,816	Accessed only off private drive, via existing business and residential property. Requires comprehensive approach to access via adjacent MXS7 site. Site not readily deliverable, with potential ransom issues to address. Not available in the short to medium term.

Local Plan ID	Address	Size (Ha)	Employment component (sqm)	Outcome
MXS6	Slipper Lane	12.26	17,234	The site is already approved, delivered and occupied for a larger format of development. No space available for small unit development.
MXS7	Leeds Road, Dewsbury (Chidswell)	120.78	122,500	Timescales for delivery are uncertain and the application materials indicate much larger units that required for this market. Smaller units may be possible on this site, but they will not become available in the short to medium term due to access issues and likely timescales for detailed approvals. No space will be available to deliver small unit development in the short to medium term.
MXS8	Moorlands Business Centre, Balme Road, Cleckheaton	0.46	Retain existing only	This site is allocated for 8 houses and retention of existing employment uses only. No new space will be made available for small unit development
MXS9	Westgate, Cleckheaton	6.93	Retain existing only	This site is allocated for 223 houses and retention of existing employment uses only. No new space will be made available for small unit development

Table 3: Safeguarded Sites Outcomes

Local Plan ID	Address	Size (Ha)	Outcome
SLS2	Tolson Street, Chickenley, Dewsbury	2.11	Poor access off a driveway with residential uses to the boundary. Purchase of existing houses would be needed to gain a suitable industrial access road. The site is more suited to smaller scale housing development.
SLS3	Balderstone Hall Lane, Mirfield	6.91	Access to site only via residential streets. Location and site more suited to residential uses.
SLS4	Upper Batley Lane, Batley	3.29	Access to site only via residential streets. Location and site more suited to residential uses.
SLS5	Wyke Lane, Oakenshaw, Bradford	4.62	Site slopes steeply and is only accessible via residential streets.

Local Plan ID	Address	Size (Ha)	Outcome
			Location and site more suited to residential uses.
SLS6	Snelsins Road, Chain Bar, Cleckheaton	4.07	Site slopes steeply and is only accessible via residential streets. Location and site more suited to residential uses.
SLS7	Elm Tree Close, Norristhorpe Lane, Liversedge	1.95	Site slopes steeply and is only accessible via residential streets. Location and site more suited to residential uses.
SLS8	Cambridge Chase, Gomersal, Cleckheaton	0.84	Poor access off a driveway with residential uses to the boundary. Purchase of existing houses would be needed to gain a suitable industrial access road. The site is more suited to smaller scale housing development.

Table 4: PEA Sites Outcomes

Huddersfield Sites

Local Plan ID	PEA Ref	Address	Size (Ha)	Remaining Area (Ha) ¹¹	Outcome
PEA4	HUD4	Calder Trading Estate, Lower Quarry Road, Huddersfield	2.60	0.92	Fully occupied and well utilised. No plots appear available for development.
PEA7	HUD7	Bradley Junction Industrial Estate, Ashley Industrial Estate, Beckview Business Park, Leeds Road, Huddersfield	10.70	1.82	Former Council horticultural nursery, not on the market and not available for development. Subject to a review of assets for Council re-use. No development expected for the foreseeable future.
PEA18	HUD17	Stoney Battery Road, Huddersfield	1.66	0.46	Fully occupied and well utilised. No plots appear available for development.
PEA19	HUD18	Millgate, Huddersfield	2.14	0.39	Fully occupied and well utilised. No plots appear available for development.
PEA22	HUD21	Wellington Mills, Oakes, Huddersfield	3.82	0.17	Fully occupied and well utilised. No plots appear available for development.

¹¹ Taken from table at Page 51 of Local Plan Strategy and Policies Document

Dewsbury & Mirfield

Local Plan ID	PEA Ref	Address	Size (Ha)	Remaining Area (Ha)	Outcome
PEA27	D&M13	Goods Lane, Dewsbury	5.22	0.37	Fully occupied and well utilised. No plots appear available for development.
PEA38	D&M2	Huddersfield Road, Mirfield	7.04	0.24	Fully occupied and well utilised. No plots appear available for development.
PEA40	D&M4	Station Road, Mirfield	3.82	0.41	Fully occupied and well utilised. No plots appear available for development.

Batley & Spennings

Local Plan ID	PEA Ref	Address	Size (Ha)	Remaining Area (Ha)	Outcome
PEA43	B&S1	Grange Road Industrial Estate, Grange Road, Batley	14.22	1.39	Fully occupied and well utilised. One plot available but can only be accessed through existing Puma unit- suitable for expansion of Puma operation only. No plots appear available for development.
PEA45	B&S14	Station Road, Batley	3.75	0.17	Fully occupied and well utilised. No plots appear available for development.
PEA46	B&S3	Oakwell Industrial Park, Centre 27 Business Park & Norquest Industrial Park, Gelderd Road, Birstall, Batley	61.64	0.79	Fully occupied. Has outline permission for retail and a pending proposal for a Lidl store and well utilised. Site will not be released for lower value industrial units.
PEA51	B&S11	Stubs Beck Lane, Cleckheaton	11.51	2.20	Fully occupied and well utilised. One possible plot would require access directly off Chain Bar roundabout, which is not feasible or desirable. No plots appear available for development.

Kirklees Rural

Local Plan ID	PEA Ref	Address	Size (Ha)	Remaining Area (Ha)	Outcome
PEA61	KR18	Spa Fields Industrial Estate, Spa Fields, Slaithwaite	15.22	0.89	Fully occupied and well utilised. One plot being pursued by DM Textile Machinery Ltd, which would fully utilise the site. No plots appear available for development.
PEA63	KR21	Lees Mill Lane, Slaithwaite	3.5	0.4	Fully occupied by J.T Grosvenor Chemicals. Some potential for intensified use, but no plots appear available for development.
PEA66	KR24	Park Mill, Colliers Way, Clayton West	4.33	1.04	Fully occupied and well utilised. No plots appear available for development.
PEA67	KR25	Dearne Park, Park Mill Way, Clayton West	3.4	0.23	Fully occupied and well utilised. No plots appear available for development.
PEA70	KR28	Union Street Business Centre & Nortonthorpe Industrial Estate, Wakefield Road, Scissett	2.89	1.08	Fully occupied and well utilised. No plots appear available for development.
PEA72	KR2	The Old Railway Goods Yard, Milnsbridge, Huddersfield	2.66	0.62	Fully occupied and well utilised. Recent approval for 4 units, being revised through a current application. No other plots appear available for development.
PEA73	KR3	Britannia Road, Milnsbridge, Huddersfield	3.61	0.69	Fully occupied and well utilised. No plots appear available for development.
PEA77	KR7	Colne Business Park & Union Mills, Milnsbridge, Huddersfield	11.87	2.02	Fully occupied and well utilised. Steeply sloping and wooded plot was subject to historic approval, but has expired and sit does not appear suitable for development now. No plots appear available for development.

5.6 This analysis shows that there are no sites available in the current land supply which could accommodate a development of this type. The general trends are:

- i. The employment land and mixed use allocations within the catchment are all well progressed and either controlled by a major developer who are not pursuing a small unit scheme, or are reserved / developed for a major named occupier.

- ii. The exceptions to this are:
 - a. Lindley Moor Road (MXS3), which has a small unit terrace included in the outline mix. There is no guarantee that this will come forward in that format; nor when it will come forward. Also, in light of the findings of the Need Assessment, this limited provision is neither adequate to meet the current need, nor the cumulative backlog for the Plan Period as identified in the Need Assessment.
 - b. White Hall Road (ES6), which is currently controlled by Amazon, who are now unlikely to appeal the recent refusal of their major logistics proposal on this site. Whilst this site could be redeveloped in the future to include smaller units, this is unlikely to be resolved in the near future and the market preference in this strong location close the Chain Bar is likely to be for primarily “mid-box” sized units. Meanwhile the identified need remains unmet.
 - c. Chidswell (MXS7), Church Commissioners site, which is struggling to secure permission in outline. This is unlikely to deliver a meaningful employment development plot in the foreseeable future.
 - d. North Bierley Phase 2 (ES7), which has just received resolution to approve and the S106 is progressing well- but which is very likely to follow the larger format of adjacent development plots on Phase 1 (Interchange 26) given the nature of the site’s location.
- iii. Each of the Safeguarded Sites is more suited to a residential development by virtue of the surrounding uses, access arrangements, landform and routes to strategic highways.
- iv. The PEA sites are particularly numerous. Despite the Local Plan identifying capacity on some of these sites, a more detailed examination of the space available suggests that there isn’t any realistic space on the sites within the catchment area which could provide for a small unit development.
- v. The key trends from the assessed PEA sites are:
 - a. Many are logged as having capacity, but the space within those sites could not be identified on a more detailed review of planning records and aerial photography.
 - b. Several sites have had applications approved recently on “gap sites” and are therefore no longer available; or are not currently on the market.
 - c. Several sites are appropriate only for the expansion of existing buildings.
- vi. The findings of the detailed PEA site review supports our view that these sites are not appropriate for modern employment needs. During the Local Plan Examination, the Council argued that the PEA sites are generally not suitable to

transform the economic fortunes of the District and that the deliverability of these sites is heavily constrained¹².

- vii. The PEA sites may well form a part of the supply and collectively provide some 48Ha, but this is spread over small remnants of old sites, often in poor locations, and with some major constraints to delivering a modern supply of employment space.

5.7 None of the identified sites can provide for this particular proposal, nor are they able to provide for a proposal of this nature. It is clear that the current land supply is not able to cater for this sector more generally.

¹² See for example paras 4.2 and 4.7 of the following paper: [EX36 - Matter 3 and 6 Response \(kirklees.gov.uk\)](https://www.kirklees.gov.uk/EX36-Matter-3-and-6-Response) where it is argued by the Council that the PEA supply is not guaranteed to deliver and that more land was needed to meet the needs of the KES and Leeds City Region Strategic Economic Plan. We agree with position the Council put forward at the Examination.

6. Sites with Capacity

6.1 This analysis has found the following units and sites which is broadly comparable to the Nano Park offer- or have potential to provide a similar type of product in a reasonable timeframe.

6.2 These are summarised in the table below.

Site	Capacity	Comment
Batley Enterprise Centre	Limited: 13 units between 8sqm and 218 sqm	Council run flexible space, noted as being in “high demand”.
Ray Street Enterprise Centre	Limited: 25 units between 24 and 49 sqm	Council run flexible space, noted as being in “high demand”. Spaces smaller than the Nano offer and within a sub-divided warehouse unit.
Bizspace, Linthwaite Business Centre	Unclear: Maximum 15 units between 69 and 2,364sqm	No detailed information on unit availability. Refurbished units from a 1990 permission.
Lindley Moor Road (MXS3)	Not Secured: 525sqm in a terrace of 4 units	Outline application, as yet undetermined. No certainty on delivery of format or scale of units.

6.3 The Need Assessment identifies a requirement for 2,291 sqm per annum, or 0.6Ha per annum. Over the current 18 year Plan Period (2013-31) this results in a need of 10.8Ha or 41,238sqm (443,882 sqft) of the total general employment land supply for units under 2,500sqft (232 sqm).

6.4 The analysis presented in this report suggests that this market sub-sector is being radically under provided for. The Plan has not delivered space of this nature, which indicates a need for an intervention to address this market failing.

6.5 The sites identified above do not come close to providing for this level of need. Arguably, the currently available supply is somewhere around a year’s worth of space- significantly less than would be needed to maintain take up in this sub-sector.

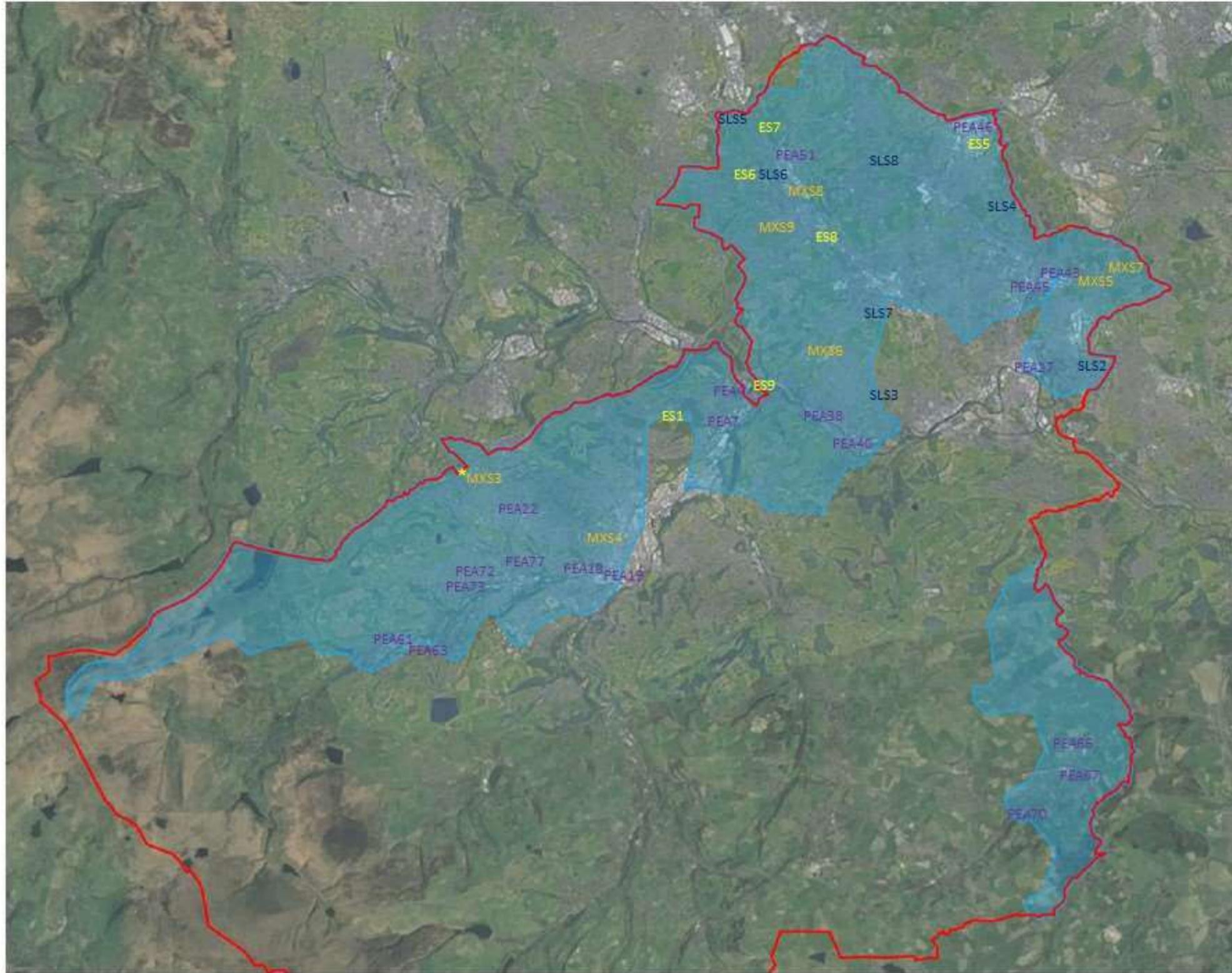
6.6 It is, therefore, clear that the current supply of sites- even with the potential for several smaller units to be available now and in the foreseeable future- is not meeting needs.

There is no alternative site which is capable of meeting this identified need. The implications of this conclusion are discussed further in the Planning Statement.

7. Conclusions

- 7.1 The Wappy Spring site has been chosen as the location of the Huddersfield Nano Park because the developer has not been able to find a suitable site to meet its requirements.
- 7.2 An occupier survey was undertaken to identify the needs of businesses looking for small business space. This demonstrated that there is a need for small spaces, with flexible terms, a high quality environment, and in an accessible location.
- 7.3 The existing supply of space for this market is extremely limited. There are only a few units available which are suitably sized to meet this type of requirement. Very few of these also meet the environmental and term flexibility criteria which are needed to offer the flexibility to support start-up businesses. This existing supply is suitable for a very low level of market churn, but does not allow for needs to be met.
- 7.4 The associated Need Assessment identified a requirement of around 0.6Ha per annum, to provide about 2,291sqm (24,661 sqft) of space for units under 250 sqm. For the current Plan Period, this equates to about 10.8Ha or 41,238sqm (443,882 sqft) of the total general employment land supply.
- 7.5 We identified a catchment area, based on a 10 minute drive time from motorway junctions. This catchment would provide a suitable level of accessibility to key strategic roads, customers, suppliers and employees. We then identified all of the remaining allocations and reviewed these for suitability, availability and viability for a small unit flexible start up development.
- 7.6 It was not possible to identify a site which could, or is likely to, provide for a development of the type envisaged within this catchment.
- 7.7 It is concluded that, whilst there is a small element of existing and emerging supply for this sector, this existing supply is:
- a) Not adequate to meet the needs identified in the Need Assessment;
 - b) The available supply for this sector is not likely to change positively in the foreseeable future,
and
 - c) The identified Need far exceeds the provision of space of this type.
- 7.8 The current land portfolio under provides for this important market sector. There are no suitable sites available to accommodate the extent of need identified for the remainder of the Plan Period.

Appendix 1: Catchment Area Plan



Alternative Sites 10 Minute Drive Time Catchment

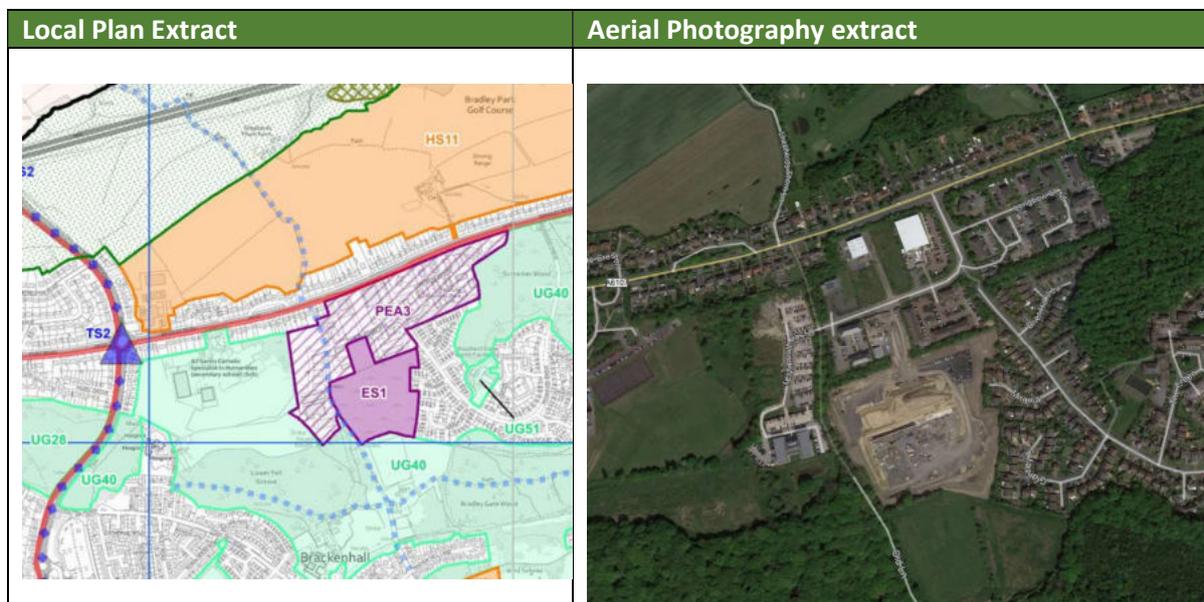


Sheppard Planning

Sheppard Planning

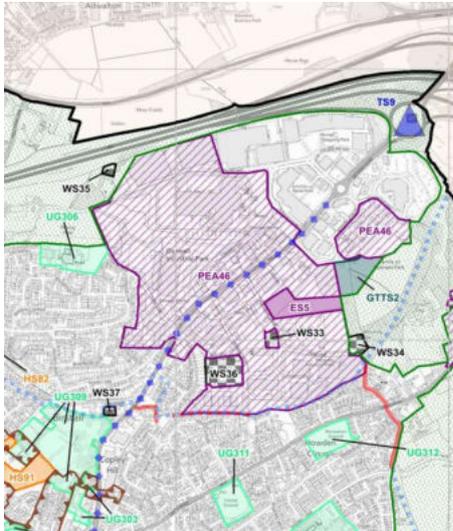
Appendix 2: Site Assessment Proformas Employment Sites

Site Name	Bradley Business Park
Site Reference: Adopted Local Plan	ES1
Site Size (Ha)	4.76



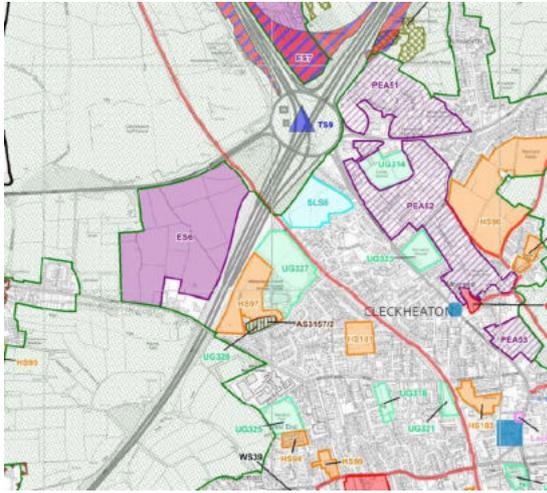
Location	Accessed off A6107, North East of Huddersfield Town Centre.
Description	Extension to Bradley Business Park, previously greenfield now being developed for Aflex Hose.
Nearest Motorway Junction	Approx. 4.49 km (driving distance) 2km (straight line distance) to Cooper Bridge (J25 M62).
Environmental Issues	Flood Zone 1, no major environmental constraints.
Land available	None. Application 2018/91432 Approved in October 2018 for Aflex Hose Ltd. Site fully utilised. See aerial photography above.
Conclusions	Site no longer available, approved for named occupier.
Outcome	Discounted: Availability

Site Name	Crossroad Commercials, Birstall
Site Reference: Adopted Local Plan	ES5
Site Size (Ha)	1.82

Local Plan Extract	Aerial Photography extract
 <p>The map shows a planning area with various zones. A central area is shaded with diagonal lines and labeled 'ES5'. Other zones include 'PEA46', 'GTTB2', 'WS33', 'WS34', 'WS35', 'WS36', 'WS37', 'UG306', 'UG307', 'UG308', 'UG309', 'UG310', 'UG311', and 'UG312'. A blue dashed line indicates a boundary or route. A small black box highlights the site location within the ES5 zone.</p>	 <p>The aerial photograph shows an industrial estate with several large warehouse-like buildings, parking lots filled with vehicles, and roads. The site is located in a central part of the estate, near a road junction. The surrounding area includes more industrial buildings and some green spaces.</p>

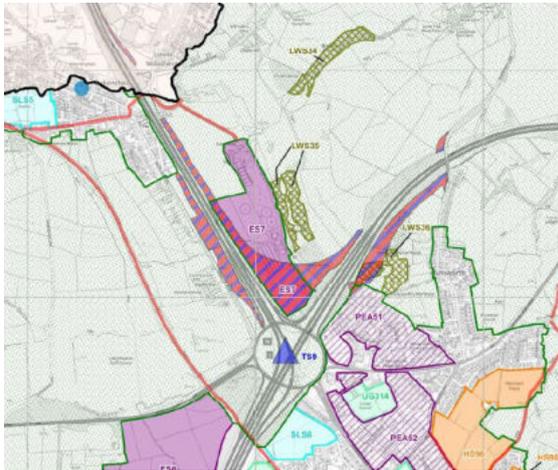
Location	Accessed off Pheasant Drive, within Oakwell Industrial Estate.
Description	Mature vegetation. Has access from Tennants Distribution Ltd via ramp within their yard
Nearest Motorway Junction	Approx. 1 km (straight line distance) to J27 M62).
Environmental Issues	Flood Zone 1, no other environmental constraints. Site has deemed hazardous substances consent associated with Tennants (Ref 99/93075) for very toxic, toxic, oxidising and highly flammable substances.
Land available	Entire site available. Permission secured in 1987 for Tennants for repackaging and warehousing of chemicals, including road frontage area of the site. Site access therefore controlled by Tennants, likely retaining for future expansion if required.
Conclusions	Site appears to be controlled by Tennants, including previous permissions for their use and associated hazardous substances consent. Access to the road frontage is controlled by an occupier, preventing access to the rear of the site. Suitable for occupier expansion, but not available to the applicant.
Outcome	Discounted: Availability

Site Name	The Royds, Whitechapel Road, Cleckheaton
Site Reference: Adopted Local Plan	ES6
Site Size (Ha)	23.53

Local Plan Extract	Aerial Photography extract
	

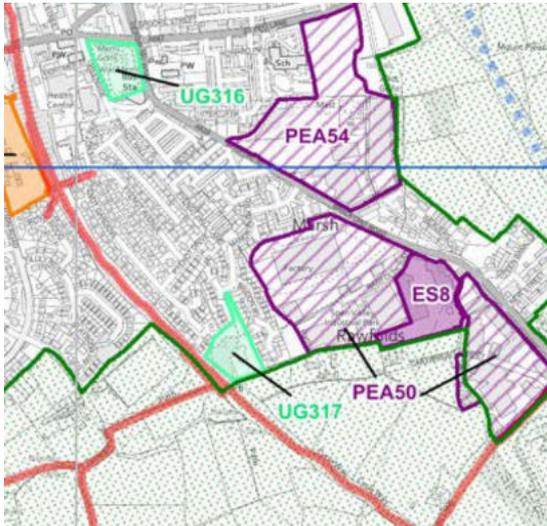
Location	Accessed off A58, close to Chain Bar.
Description	Agricultural Land sloping up from A58 to the south west.
Nearest Motorway Junction	Approx. 0.25 km (straight line distance) to Chain Bar (J26 M62).
Environmental Issues	Flood Zone 1, no other environmental constraints. Spen Valley Heritage Trail crosses the site.
Land available	Entire site unavailable. Controlled by Amazon, and application (2021/92603) recently refused against officer advice. This is now unlikely to be appealed, but market conditions will favour a "mid-box" scheme here.
Conclusions	Site is controlled by a major occupier for future needs. Site is not available to the Applicant and is not likely to deliver a larger amount of smaller unit development which exceeds identified needs.
Outcome	Discounted: Availability

Site Name	North Bierley WWTW
Site Reference: Adopted Local Plan	ES7
Site Size (Ha)	14.03

Local Plan Extract	Aerial Photography extract
	

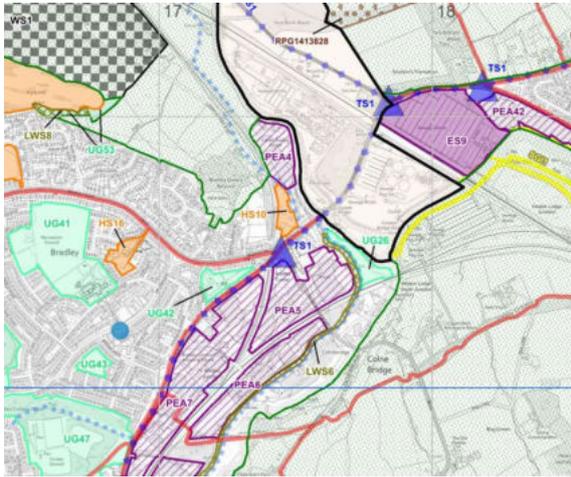
Location	Accessed via Bradford Road and Mill Carr Hill Road, close to Chain Bar.
Description	Former WWTW
Nearest Motorway Junction	Approx. 1 km (straight line distance from site access) to Chain Bar (J26 M62).
Environmental Issues	Flood Zone 1, 2 and 3, no other environmental constraints.
Land available	Permission secured in October 2018 (2016/92298) for employment uses, with reserved matters all approved. Extension to the south resolution to approve in May 2023 (2021/94208), plans indicate single larger unit, likely to replicate development to the north at "Interchange 26".
Conclusions	Site is approved in detail for units which are larger scale. Recent outline approval indicates similar format of development. Site will not be developed for smaller format units.
Outcome	Discounted: Availability

Site Name	Spen Valley Industrial Park, Cleckheaton
Site Reference: Adopted Local Plan	ES8
Site Size (Ha)	1.52

Local Plan Extract	Aerial Photography extract
	

Location	Accessed via Bradford Road, A638 south of Cleckheaton centre.
Description	Industrial units
Nearest Motorway Junction	Approx. 2.3 km (straight line distance from site access) to Chain Bar (J26 M62).
Environmental Issues	Flood Zone 2 and 3, no other environmental constraints.
Land available	Permission secured in March 2016 for 13 units (2015/92093) on the northern area, and 5 units (2016/90894) in October 2016.
Conclusions	Site is controlled by Barnes Homes, permission secured, implemented and occupied by Screwfix, Howdens, etc. The site is no longer available.
Outcome	Discounted: Availability

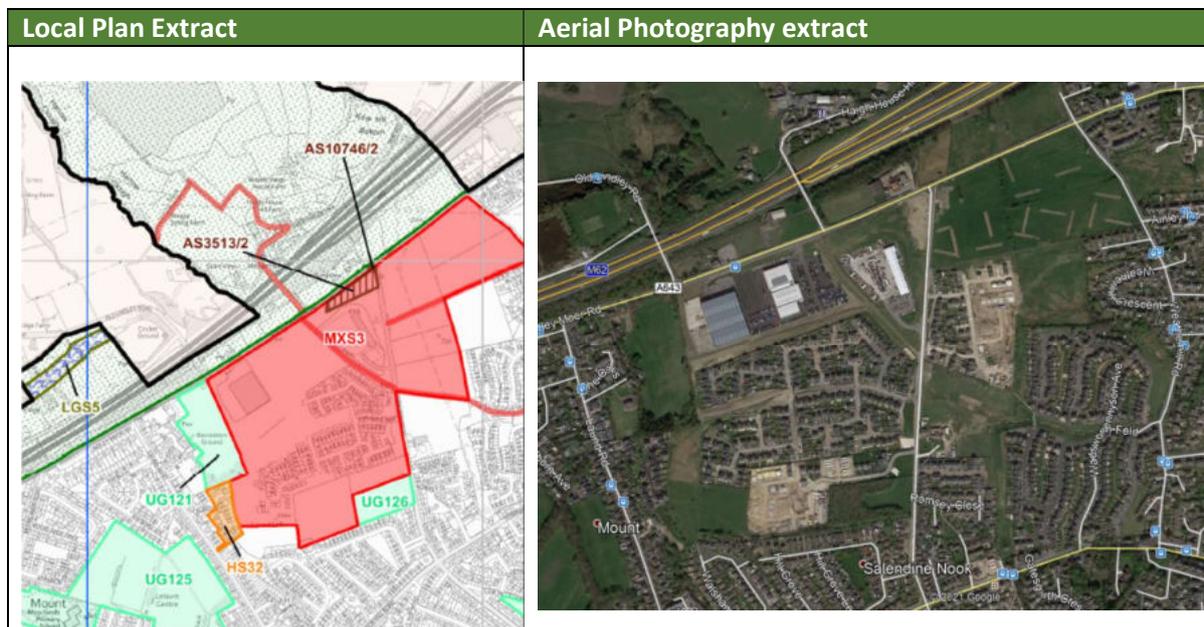
Site Name	Cooper Bridge WTW
Site Reference: Adopted Local Plan	ES9
Site Size (Ha)	8.49

Local Plan Extract	Aerial Photography extract
	

Location	Accessed via A62, just off the Cooper Bridge roundabout.
Description	Former WWTW
Nearest Motorway Junction	Approx.1.7 km (straight line distance from site access) to J25 M62.
Environmental Issues	Flood Zones 2 and 3, no other environmental constraints.
Land available	None. Site sold by KeyLand (Yorkshire Water sister company) to John Cotton for expansion of adjacent business in PEA42.
Conclusions	Site is controlled by John Cotton for future expansion, with an application recently submitted. The site will not be made available for other users and will not be developed for smaller units. It is no longer available.
Outcome	Discounted: Availability

Appendix 3: Site Assessment Proformas Mixed Use Sites

Site Name	Lindley Moor Road
Site Reference: Adopted Local Plan	MXS3
Site Size (Ha)	32.16



Location	Accessed off Lindley Moor Road, opposite the application site.
Description	Partially developed site, with a mix of housing and employment uses. Entire site is consented apart from the north eastern corner, which has an expired outline for employment in 2014 and a current application (2022/91477) for industrial uses, lodged in May 2022.
Nearest Motorway Junction	Approx. 250m (straight line distances) to Ainley Top (J24); Approx 1km to J24.
Environmental Issues	Flood Zone 1. No major environmental constraints but site partially within SPZ- similar to application site.
Land available	One terrace of units proposed in current application, totalling 525 sqm over 4 units. No guarantee of delivery, but potential provision could count against need identified.
Conclusions	The site could contribute 4 units to supply. not capable of accommodating the application proposal.
Outcome	Potential for small unit provision.

Site Name	Trinity Street Huddersfield
Site Reference: Adopted Local Plan	MXS4
Site Size (Ha)	2.44



Location	Accessed off A640 or A629 to the west of Huddersfield Town Centre.
Description	Former Infirmary and College site. 2018 Hybrid application (2018/92647) approved for retail, office and 239 homes, with full planning for partial demolition and a food store. DoC application in 2022 (2022/93178) indicates intention to implement.
Nearest Motorway Junction	Approx. 250m (straight line distances) to Ainley Top (J24); Approx 1km to J24.
Environmental Issues	Flood Zone 1. Site has 2 listed buildings- Statue of King Edward VII (II) and Huddersfield Technical College Building (II*).
Land available	None. Site controlled by Trinity One LLP with permission for alternative development types.
Conclusions	This site has planning permission for mixed development which preserves the listed buildings and provides a new Lidl and housing.
Outcome	Discounted: Availability.

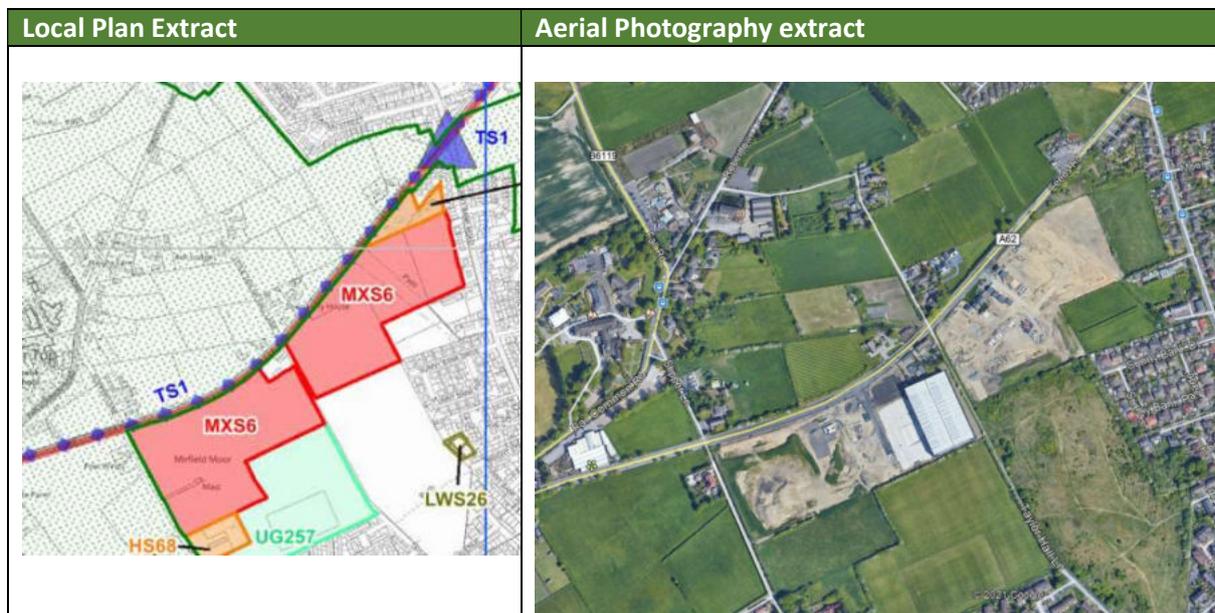
Site Name	Lees House Farm, Dewsbury
Site Reference: Adopted Local Plan	MXS5
Site Size (Ha)	2.18



Location	Accessed off Leeds Road (A653) north east of Chidswell and Dewsbury.
Description	<p>Complex of former farm buildings and dwellings accessed off private drive with public right of way. Immediately to the rear of existing dwellings. Allocated for 38 home and 3,816sqm of employment. Current lawful use for storage and sale of motor vehicles determined through enforcement appeal. Various attempts to secure residential development have been refused. Access to the site is very tight, currently being a single file residential access.</p> <p>Access is not currently being provided through MXS7 which is subject to a separate and ongoing application- although there is potential shown on the access parameters to link to a junction to the north via an estate road provided by that development.</p> <p>The site will either be constrained by the potential noise and amenity issues caused by immediately adjacent residential uses, and a very poor single track access- or it would be reliant on an adjacent site achieving permission to gain a better access. In that event, the</p>

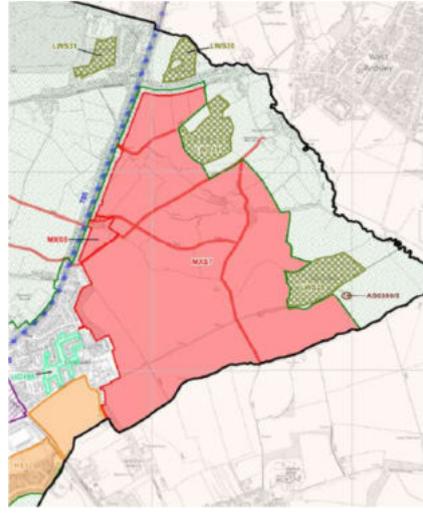
	<p>development would be limited by the lead in time for delivery of the site wide infrastructure being provided by another developer.</p> <p>It is unknown whether the applicant (Church Commissioners) will deliver the development or will sell parcels to other developers to deliver. This latter approach would significantly increase lead time and increase the risk of a ransom position being put in place by another competing developer.</p> <p>This site therefore has major limitations in terms of timescales for deliverability and suitability given the adjacent residential uses.</p>
Nearest Motorway Junction	Approx. 2.8km (straight line distances) to the Tingley junction (J28).
Environmental Issues	Flood Zone 1 and no major environmental constraints.
Land available	Currently occupied by residential and motor sales business which would need to be removed to access the land to the rear.
Conclusions	<p>This site would be better managed concurrently with MXS7 so that access concerns can be overcome. The current landowner has clearly not reached such an agreement with Church Commissioners and has had a difficult relationship with the planning system over the years. The site raises potential issues with residential amenity and isn't in an ideal location for the proposed use. A more sensible use of the allocation would be residential development with provision of space for the existing motor sales business. It is not considered likely that this site can be made available and a suitable access be provided in reasonable timescales, particularly in the context of the extreme shortage of space for the target sector and need to react quickly to address this shortfall given current economic issues.</p> <p>The site can only be accessed off a private drive, via existing business and residential property. It requires a comprehensive approach to access, via the adjacent MXS7 site. This site is not readily deliverable and has potential ransom issues to address. It is not available in the short to medium term.</p>
Outcome	Discounted: Suitability and Deliverability.

Site Name	Slipper Lane
Site Reference: Adopted Local Plan	MXS6
Site Size (Ha)	12.26



Location	Accessed off A62, Leeds Road north of Mirfield.
Description	Construction sites following approvals and delivery of employment development (Caddick Developments) and housing Development (Taylor Wimpey). The employment element already accommodates Incora (an aerospace parts distributor), Connection / Flokk, Decora Blinds and Pharma Biotech. No units remain available to let and none are similar in size to the Nano Units.
Nearest Motorway Junction	Approx. 3km (straight line distances) to Cooper Bridge (J25)
Environmental Issues	Flood Zone 1, no major environmental constraints.
Land available	None. Site controlled by AAA Property.
Conclusions	This site is already being delivered and occupied for a non-compatible scale and nature of employment use.
Outcome	Discounted: Availability.

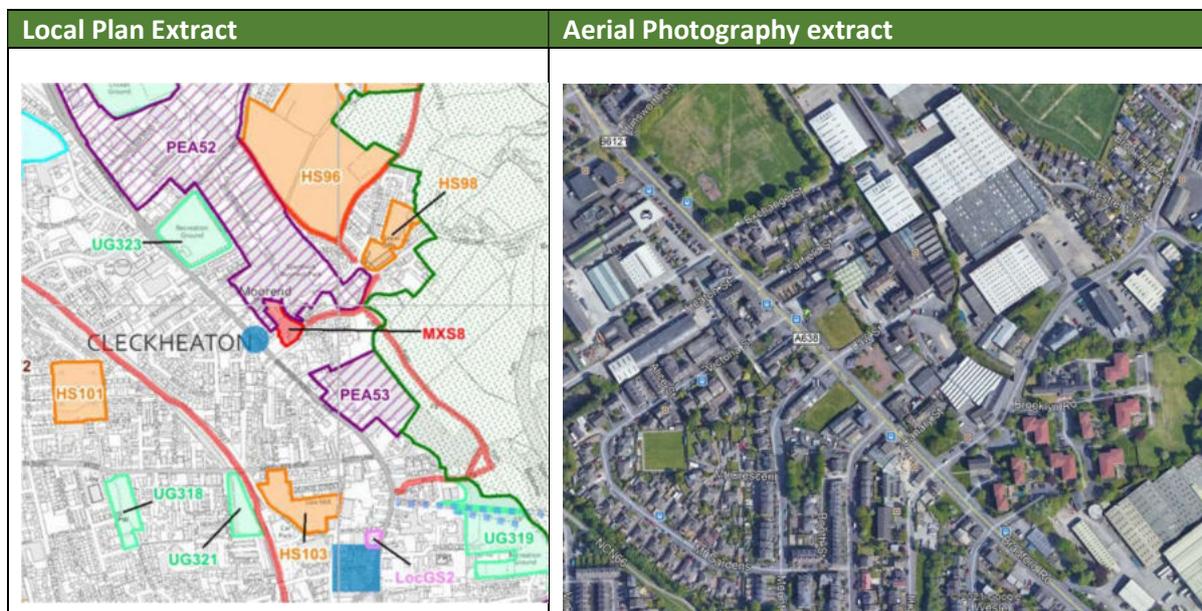
Site Name	Leeds Road, Dewsbury (Chidswell)
Site Reference: Adopted Local Plan	MXS7
Site Size (Ha)	12.26

Local Plan Extract	Aerial Photography extract
	

Location	Accessed off Leeds Road (A653) north east of Chidswell and Dewsbury.
Description	<p>Major mixed use site subject to ongoing applications for 181 homes and separately for 1,354 homes and 35Ha of B1, B2 and B8. This has been reported to committee three times (Nov 2020; Oct 2022 and Dec 2022) and has a resolution to approve although remains subject to a National Highways holding direction. The application package is inconsistent in it's reporting of the uses. The forms specify B1, C2 and D1 uses only and the ES alternatives section specifically discounts logistics and industrial uses based on HGV movements. The description of the development in the ES and Planning statements are also different in content and do not refer to the main employment aspect. However, the market report, prepared by a reputable industrial agent specified units of 680sqm up to 10,240sqm across 35 units. This includes an illustrative masterplan and a floorspace schedule which suggests that there would be around 12,250sqm of B1b /c (as it was then classified) 30,625 sqm of B2 and 61,250 of B8.</p> <p>This is a strategic site with the employment uses proposed in the northern central area of the allocation, away from the existing houses</p>

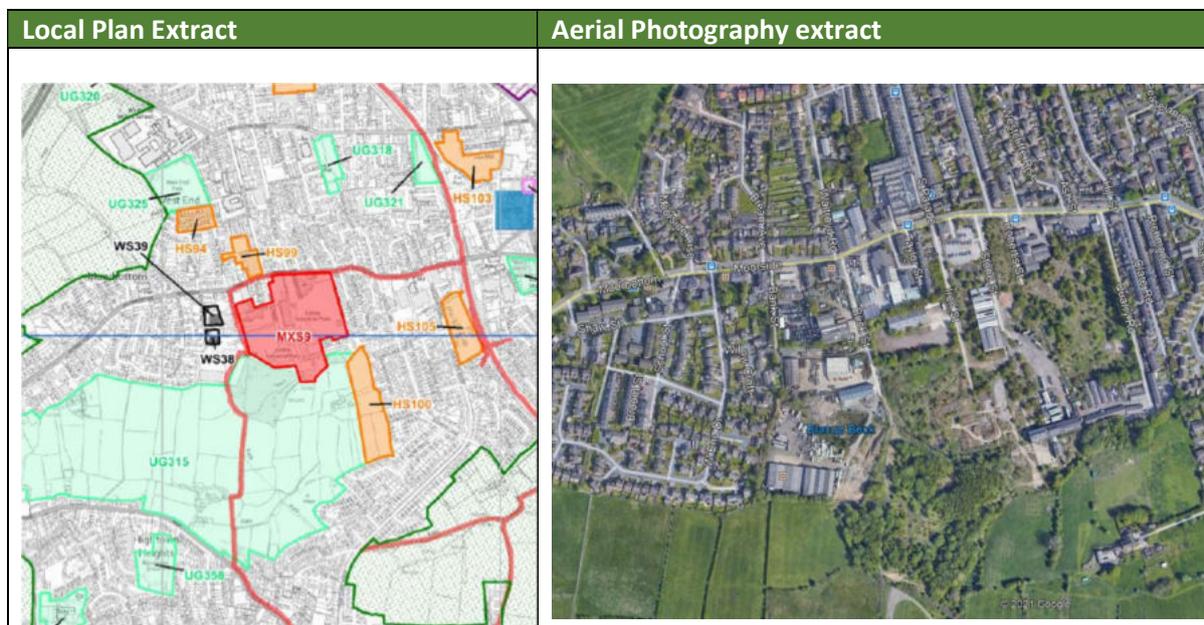
	and relying on a new distributor road between Leeds Road and Chidswell Lane.
Nearest Motorway Junction	Approx. 2.8km (straight line distances) to the Tingley junction (J28).
Environmental Issues	Flood Zone 1, no major environmental constraints.
Land available	Site controlled by Church Commissioners. It is unknown whether CC Projects would deliver the site once permission is secured, or sell parcels to other developers. Given the likely timescales to delivery of a unit on this site, and the geographical location in the District, if plots are put up for sale, the applicant may wish to take space here in addition to the application site. Space could be made available for smaller units here, but current materials suggest it will not.
Conclusions	<p>Size of units indicated are much larger than the proposed Nano units and the market assessment submitted with the application focusses on bigger units which suggests a preference for that more mainstream market provision.</p> <p>It is also not considered likely that this site can be made available, with a suitable access provided, in reasonable timescales, particularly in the context of the extreme shortage of space for the target sector and need to react quickly to address this shortfall given current economic issues.</p>
Outcome	Discounted: Availability and Deliverability within reasonable timescales.

Site Name	Moorlands Business Centre
Site Reference: Adopted Local Plan	MXS8
Site Size (Ha)	0.46



Location	Accessed off A638 Bradford Road, Cleckheaton, south of Chain Bar (J26).
Description	Small site, around half of that proposed in the current application in existing use. The site is allocated for 8 homes with retention of the existing occupied employment space. Here is therefore no space available for any further employment use and in any event the proposed development would not fit.
Nearest Motorway Junction	Approx. 900m (straight line distances) to Chain Bar (J26)
Environmental Issues	Flood Zone 3 on existing occupied employment area, flood zone 1 to rear. No major environmental constraints.
Land available	None. Site already occupied for employment component.
Conclusions	This site is already occupied.
Outcome	Discounted: Availability.

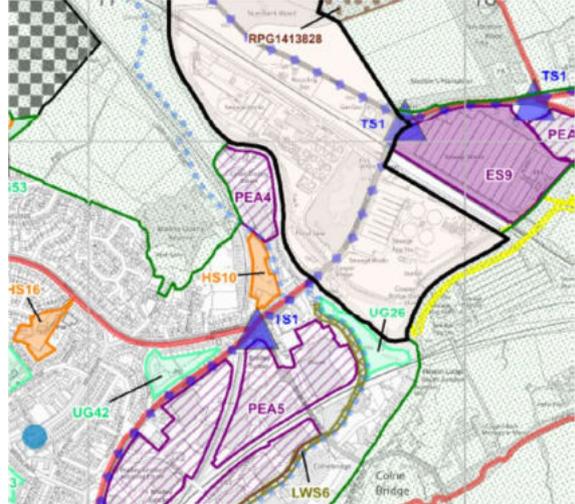
Site Name	Westgate, Cleckheaton
Site Reference: Adopted Local Plan	MXS9
Site Size (Ha)	6.93



Location	Accessed off Westgate A643 to the south and west of Cleckheaton.
Description	Former Celete industrial Park. Permission granted in 2010 for residential and business uses although this expired in 2017. The Plan notes that the employment element is for “retention of existing floorspace and is already occupied”. Therefore, there is no anticipated capacity other than the 223 dwellings allocated.
Nearest Motorway Junction	Approx. 1.5km (straight line distances) to Chain Bar (J26)
Environmental Issues	Southern area in Flood Zone 2 and 3, Flood Zone 1 on remainder. No major environmental constraints.
Land available	None. Site already occupied for employment component.
Conclusions	This site is already occupied.
Outcome	Discounted: Availability.

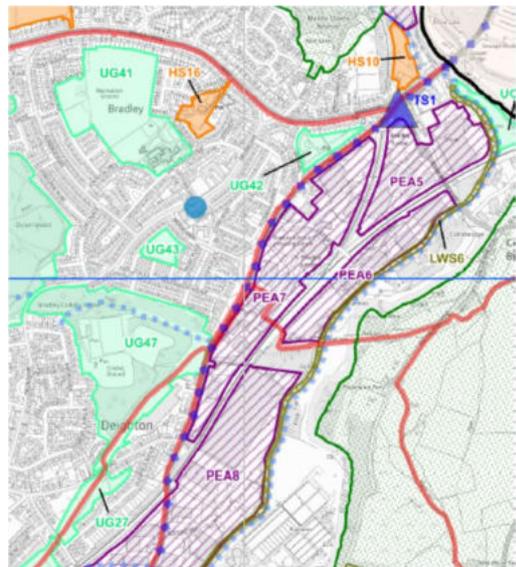
Appendix 4: Site Assessment Proformas PEA Sites

Site Name	Calder Trading Estate, Lower Quarry Road, Huddersfield
Site Reference: Adopted Local Plan	PEA4
Site Reference: PEA Background Paper	HUD4
Site Size (Ha)	2.6
Remaining Area (Ha)	0.92

Local Plan Extract	Aerial Photography extract
	

Location	Accessed off Lower Quarry Road, north of A62 Leeds road near Cooper Bridge.
Description	Existing Industrial Estate, appears fully occupied and well utilised. Planning application for garage unit for service and repair approved December 2016 (2016/92580) submitted in July just before PEA paper published in October.
Nearest Motorway Junction	Approx. 1.4km (straight line distance) to Cooper Bridge (J25).
Environmental Issues	Flood Zone 2 and 3, no major environmental constraints.
Land available	None
Conclusions	Site not suitable for Nano Park use. No land available for further development.
Outcome	Discounted: Availability.

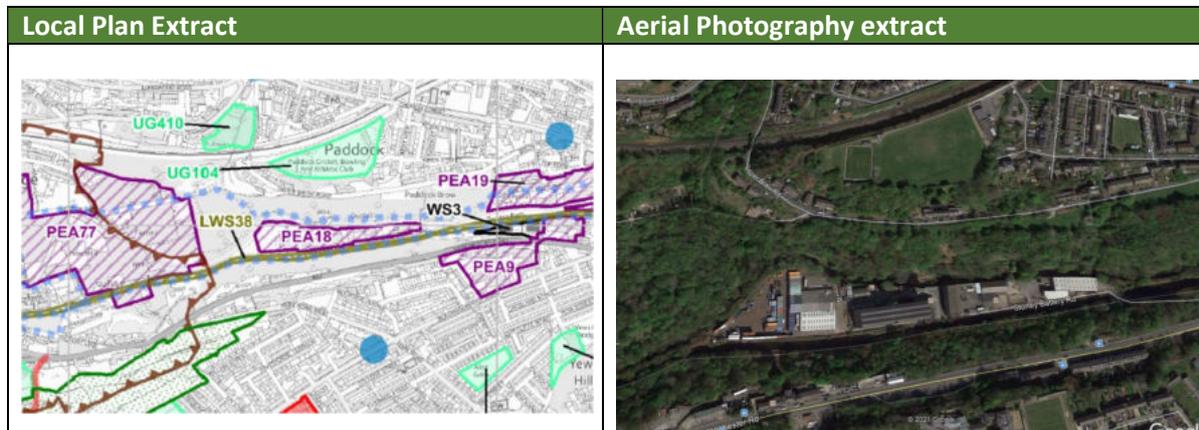
Site Name	Bradley Junction Industrial Estate, Ashley Industrial Estate, Beckview Business Park, Leeds Road, Huddersfield
Site Reference: Adopted Local Plan	PEA7
Site Reference: PEA Background Paper	HUD7
Site Size (Ha)	10.7
Remaining Area (Ha)	1.82

Local Plan Extract	Aerial Photography extract
	

Location	Accessed off A62 Leeds Road, near Cooper Bridge.
Description	Existing Industrial Estate. Appears fully occupied and well utilised. Horticultural nursery area appears underutilised and matches site remaining capacity. The site is Council owned and was for sale, although does not seem to have progressed. However, the local press is reporting that the site is subject to a review of all Council assets. Calls to reopen Kirklees Council's abandoned plant nursery - YorkshireLive (examinerlive.co.uk) . Some Councillors are calling for the facility to reopen to save planting costs. At the moment, the site is not on the market and it is not currently clear whether it will be made available for sale again.
Nearest Motorway Junction	Approx. 2km (straight line distance) to Cooper Bridge (J25) .
Environmental Issues	Flood Zone 1, no major environmental constraints.
Land available	None

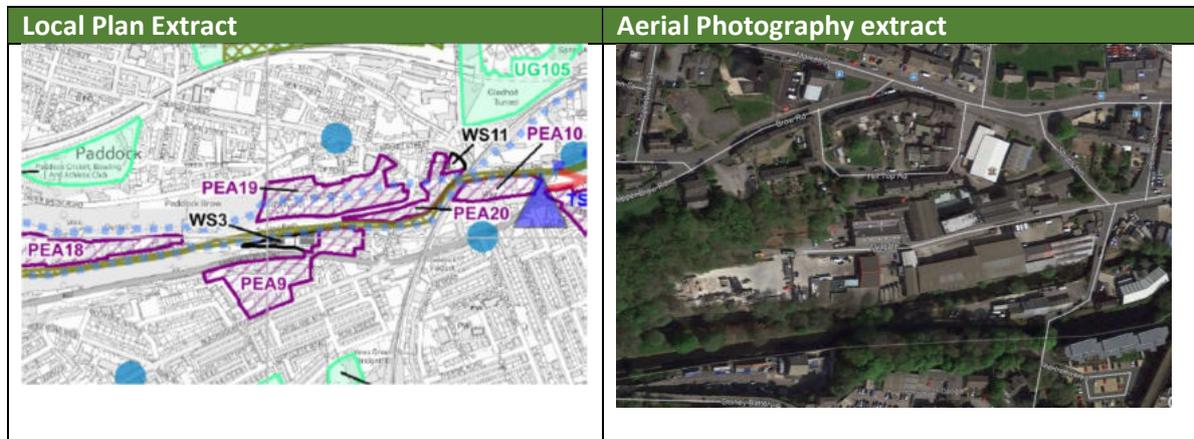
Conclusions	The site is not currently available to the market and it is suggested that it be still be required for Council horticultural purposes.
Outcome	Discounted: Availability

Site Name	Stoney Battery Road, Huddersfield
Site Reference: Adopted Local Plan	PEA18
Site Reference: PEA Background Paper	HUD17
Site Size (Ha)	1.66
Remaining Area (Ha)	0.46



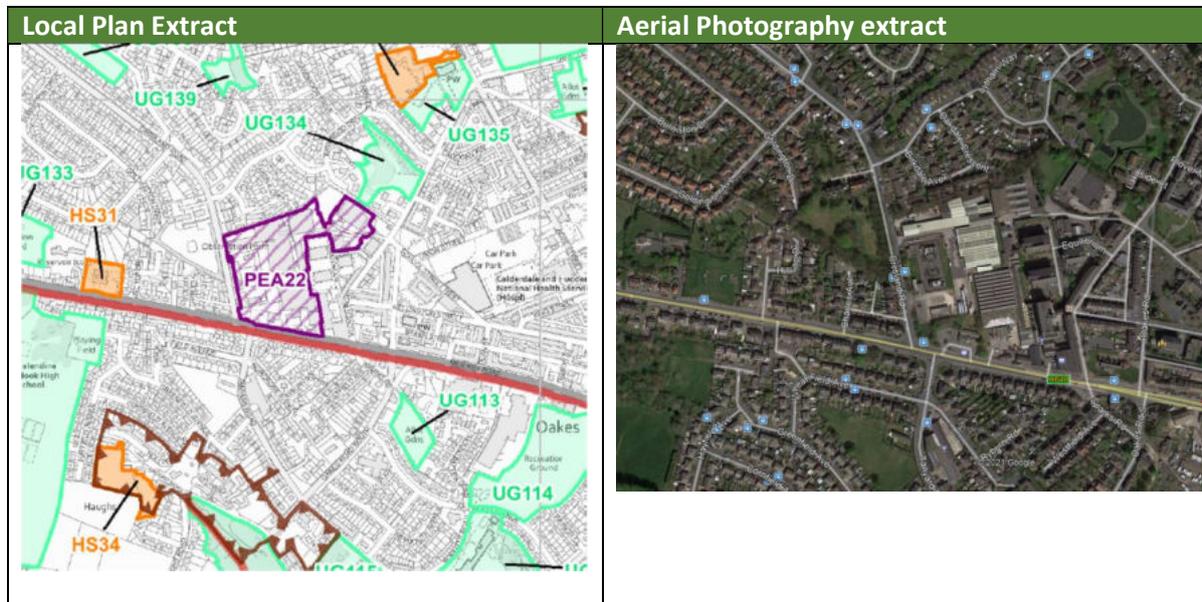
Location	Accessed off Stoney Battery Road, via a bridge over the Canal from A62 west of Huddersfield Town Centre.
Description	Existing Industrial Estate. Fully occupied with no apparent expansion space remaining. The stated remaining area is not large enough for the Nano Park in any event.
Nearest Motorway Junction	Approx. 3.8km (straight line distance) to Ainley Top (J24).
Environmental Issues	Flood Zone 3. Britannia Mill and Mill to it's east are both Grade II listed buildings and occupy most of the site. No other major environmental constraints.
Land available	None
Conclusions	There is no suitable remaining land on this site that could accommodate the proposed development.
Outcome	Discounted: Availability and Suitability

Site Name	Millgate, Huddersfield
Site Reference: Adopted Local Plan	PEA19
Site Reference: PEA Background Paper	HUD18
Site Size (Ha)	2.14
Remaining Area (Ha)	0.39



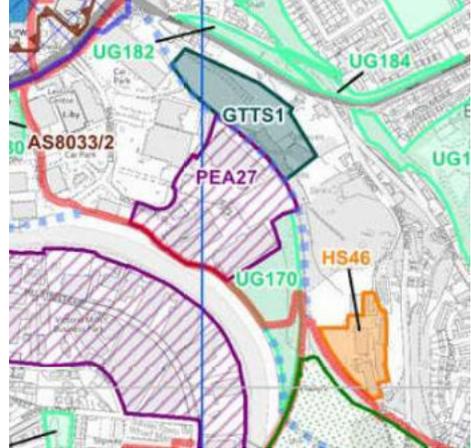
Location	Accessed off Millgate, under a railway overbridge, to the A62 west of Huddersfield Town Centre.
Description	Existing Industrial Estate. Fully occupied with no apparent expansion space remaining. The stated remaining area is not large enough for the Nano Park in any event.
Nearest Motorway Junction	Approx. 3.8km (straight line distance) to Ainley Top (J24).
Environmental Issues	Part of site in Flood Zone 2. No other major environmental constraints.
Land available	None
Conclusions	There is no suitable remaining land on this site that could accommodate the proposed development.
Outcome	Discounted: Availability and Suitability

Site Name	Wellington Mills, Oakes, Huddersfield
Site Reference: Adopted Local Plan	PEA22
Site Reference: PEA Background Paper	HUD21
Site Size (Ha)	3.82
Remaining Area (Ha)	0.17



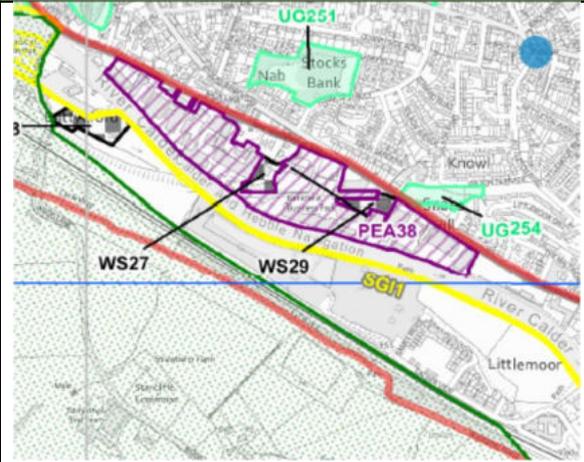
Location	Accessed off New Hey Road (A640), west of Lindley
Description	Existing Industrial complex. Fully occupied with no apparent expansion space remaining. The stated remaining area is not large enough for the Nano Park in any event.
Nearest Motorway Junction	Approx. 1.7km (straight line distance) to Ainley Top (J24) and 2.1km to J23.
Environmental Issues	Flood Zone 1. Two Grade II listed buildings are part of the Wellington Mills complex. No other major environmental constraints.
Land available	None
Conclusions	There is no suitable remaining land on this site that could accommodate the proposed development.
Outcome	Discounted: Availability and Suitability

Site Name	Goods Lane, Dewsbury
Site Reference: Adopted Local Plan	PEA27
Site Reference: PEA Background Paper	D&M13
Site Size (Ha)	5.22
Remaining Area (Ha)	0.37

Local Plan Extract	Aerial Photography extract
	

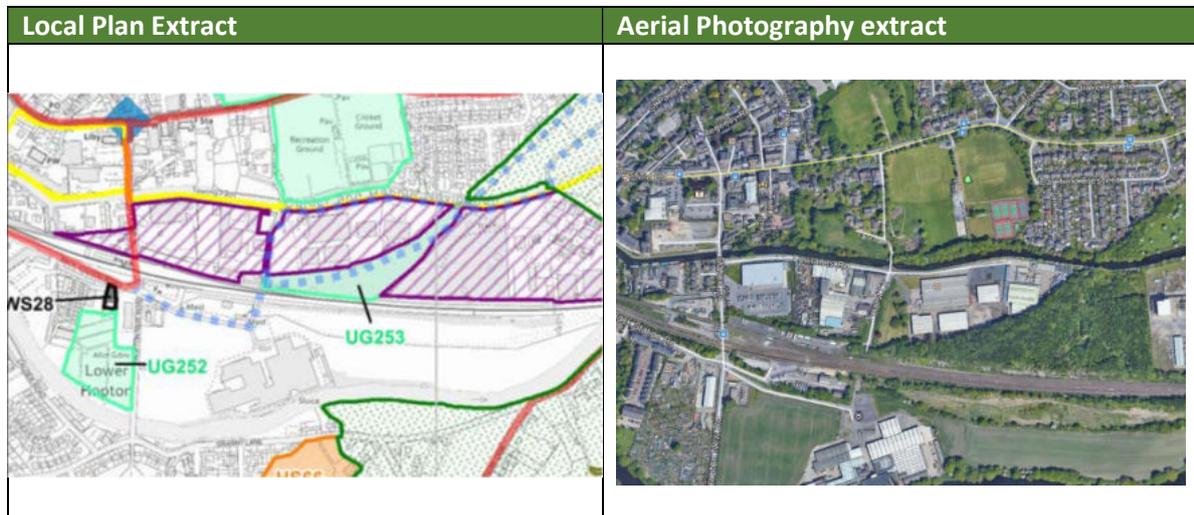
Location	Accessed off Goods Lane, with access to Rishworth Road and the A638 or A644, south east of Dewsbury Town Centre.
Description	Existing Industrial complex. Fully occupied with no apparent expansion space remaining. The stated remaining area is not large enough for the Nano Park in any event.
Nearest Motorway Junction	Approx. 4.3km (straight line distance) to J40 (Silkwood Park junction) M1.
Environmental Issues	Part Flood Zone 2. No other major environmental constraints.
Land available	None
Conclusions	There is no suitable remaining land on this site that could accommodate the proposed development.
Outcome	Discounted: Availability and Suitability

Site Name	Huddersfield Road, Mirfield
Site Reference: Adopted Local Plan	PEA38
Site Reference: PEA Background Paper	D&M2
Site Size (Ha)	7.04
Remaining Area (Ha)	0.24

Local Plan Extract	Aerial Photography extract
	

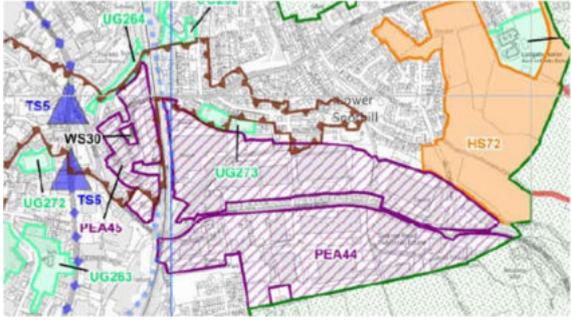
Location	South of A644, and south west of Mirfield.
Description	Existing Industrial complex. Fully occupied with no apparent expansion space remaining. The stated remaining space is not large enough for the Nano Park.
Nearest Motorway Junction	Approx. 3.1km (straight line distance) to J25 (Cooper Bridge)
Environmental Issues	Flood Zone 2 and 3. No other major environmental constraints.
Land available	None.
Conclusions	There is no suitable remaining land on this site that could accommodate the proposed development.
Outcome	Discounted: Availability

Site Name	Station Road, Mirfield
Site Reference: Adopted Local Plan	PEA40
Site Reference: PEA Background Paper	D&M4
Site Size (Ha)	3.82
Remaining Area (Ha)	0.41



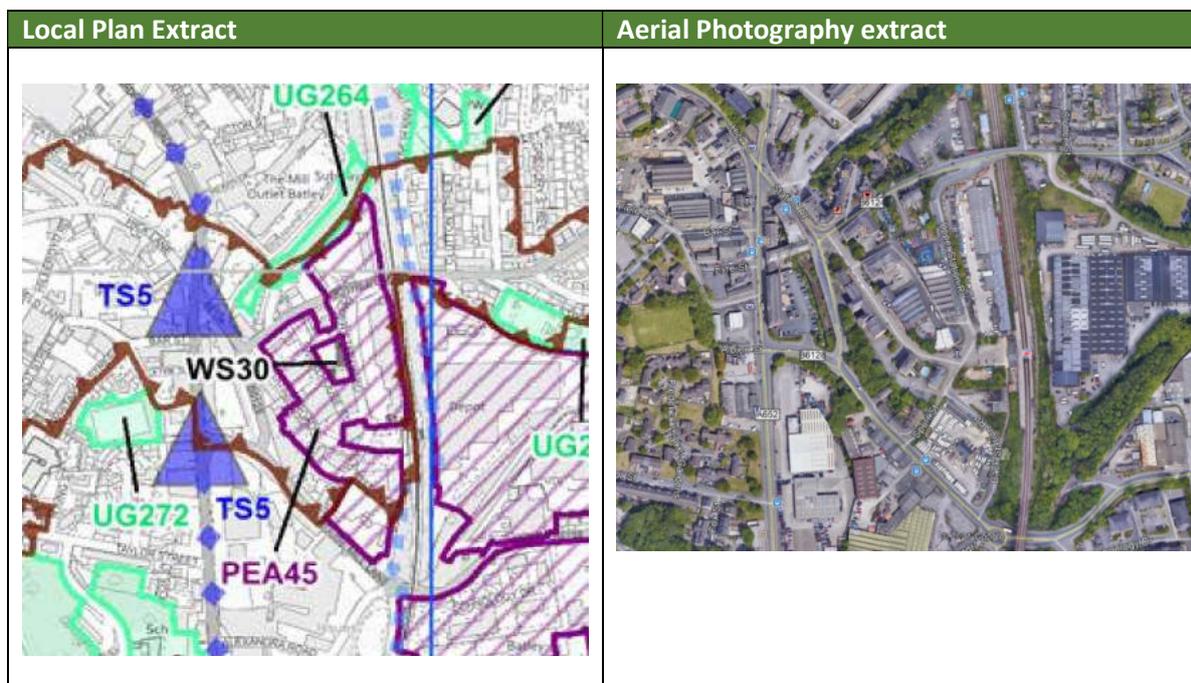
Location	South of A644, and south of Mirfield, adjacent to Mirfield Station.
Description	Existing Industrial complex, now occupied by recently approved Lidl store. Fully occupied with no apparent expansion space remaining. The stated remaining space is not large enough for the Nano Park.
Nearest Motorway Junction	Approx. 4.7km (straight line distance) to J25 (Cooper Bridge)
Environmental Issues	Flood Zone 2 and 3. No other major environmental constraints.
Land available	None.
Conclusions	There is no suitable remaining land on this site that could accommodate the proposed development.
Outcome	Discounted: Availability

Site Name	Grange Road Industrial Estate, Grange Road, Batley
Site Reference: Adopted Local Plan	PEA43
Site Reference: PEA Background Paper	B&S1
Site Size (Ha)	14.22
Remaining Area (Ha)	1.39

Local Plan Extract	Aerial Photography extract
 <p>The map shows a planning area with various zones and boundaries. Key features include: <ul style="list-style-type: none"> UG264 (Urban Green) in the north. UG272 (Urban Green) and UG263 (Urban Green) in the west. UG273 (Urban Green) in the center. PEA43 (Proposed Employment Area) in the center, highlighted with a purple hatched pattern. PEA44 (Proposed Employment Area) in the east, highlighted with a pink hatched pattern. HS72 (High Street) in the east. TS5 (Town Square) and WS30 (Water Supply) in the west. Other labels include 'Tower' and 'Sewer'. </p>	 <p>The aerial photograph shows an industrial estate with several large warehouse-like buildings, parking areas, and roads. The buildings are mostly white with grey roofs. There are some green spaces and trees interspersed among the buildings.</p>

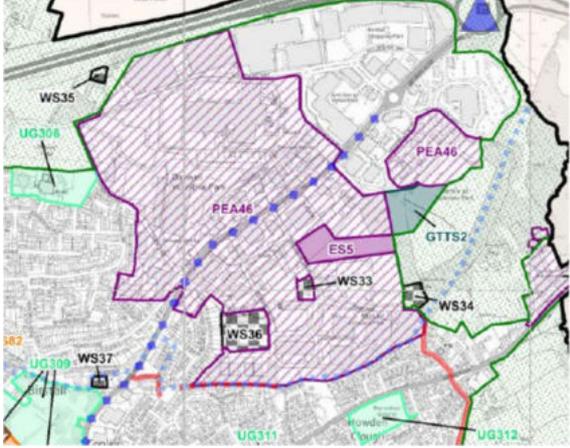
Location	Accessed off Grange Road, east of Batley Station.
Description	Existing Industrial complex. Fully occupied. One area appears to have space for development, but access cannot be gained independently. This would be suitable for expansion of the adjacent Puma UK unit only. Access to these sites is through narrow gaps between houses.
Nearest Motorway Junction	Approx.3.5km (straight line distance) to J28 (Tingley)
Environmental Issues	Flood Zone 1. Listed Building on Oaks Road, north of the site in adjacent conservation area. No other major environmental constraints.
Land available	None.
Conclusions	There is no suitable remaining land on this site that could accommodate the proposed development.
Outcome	Discounted: Availability and Suitability

Site Name	Station Road, Batley
Site Reference: Adopted Local Plan	PEA45
Site Reference: PEA Background Paper	B&S14
Site Size (Ha)	3.75
Remaining Area (Ha)	0.17



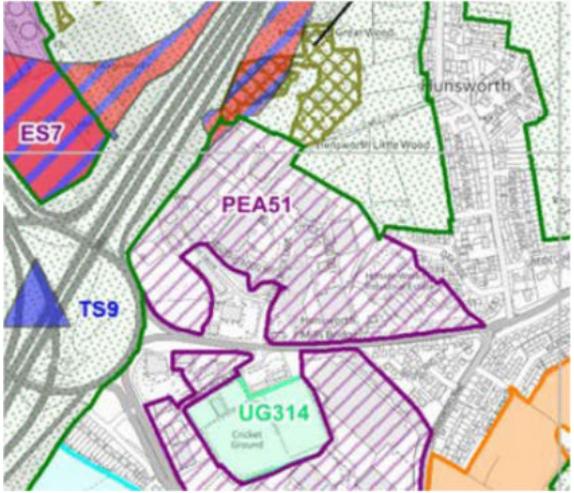
Location	Accessed off Station, west of Batley Station.
Description	Existing Industrial complex. Fully occupied with no apparent space for expansion. Remaining area is not large enough to accommodate the Nano Park.
Nearest Motorway Junction	Approx.3.8km (straight line distance) to J28 (Tingley)
Environmental Issues	Flood Zone 1. 9 Listed Buildings within the PEA site. No other major environmental constraints.
Land available	None.
Conclusions	There is no suitable remaining land on this site that could accommodate the proposed development.
Outcome	Discounted: Availability and Suitability

Site Name	Oakwell Industrial Park, Centre 27 Business Park & Norquest Industrial Park, Gelderd Road, Birstall, Batley
Site Reference: Adopted Local Plan	PEA46
Site Reference: PEA Background Paper	B&S3
Site Size (Ha)	61.64
Remaining Area (Ha)	0.79

Local Plan Extract	Aerial Photography extract
	

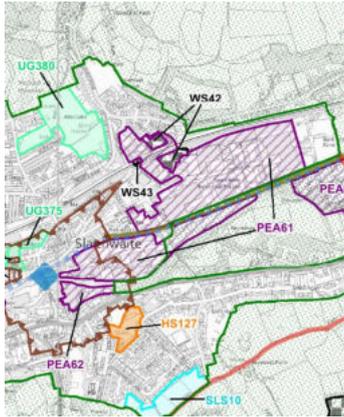
Location	Oakwell Industrial Park, adjacent to Birstall Shopping Park.
Description	Existing Industrial complex. Fully occupied with no apparent space for expansion. One plot "Centre 27 Business Park" off Bankwood Way secured permission in January 2020 for retail units in outline (2018/92563) with a proposal for a Lidl pending consideration (2021/92528) and referral to Secretary of State.
Nearest Motorway Junction	Approx. 0.5km (straight line distance) to J27 ("Ikea Junction")
Environmental Issues	Flood Zone 1. No other major environmental constraints.
Land available	None.
Conclusions	The site will be developed for retail purposes given that this is much higher value use that has permission. There is no suitable remaining land on this site that could accommodate the proposed development.
Outcome	Discounted: Availability

Site Name	Stubs Beck Lane, Cleckheaton
Site Reference: Adopted Local Plan	PEA51
Site Reference: PEA Background Paper	B&S11
Site Size (Ha)	11.51
Remaining Area (Ha)	2.2

Local Plan Extract	Aerial Photography extract
	

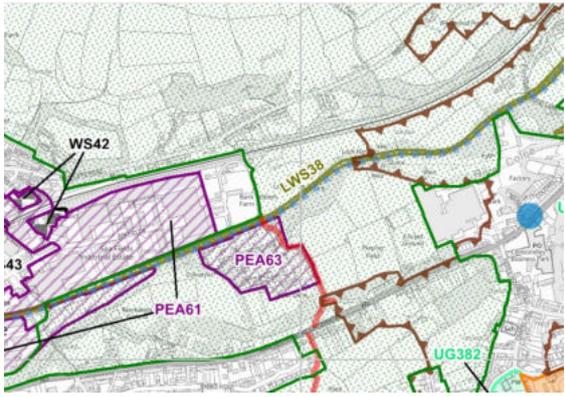
Location	North east of Chain Bar roundabout
Description	Existing Industrial complex. Fully occupied with no apparent space for expansion. One plot immediately adjacent to chain bar is undeveloped, but access cannot be achieved directly off the roundabout given the complexity and recent safety works to improve flows at Chain Bar undertaken by Highways England. This plot cannot be accessed from within the PEA due to third party ownerships along Dyehouse Drive.
Nearest Motorway Junction	Approx. 0.5km (straight line distance) to J27 ("Ikea Junction")
Environmental Issues	Flood Zone 1. No other major environmental constraints.
Land available	None.
Conclusions	There is no suitable remaining land on this site that could accommodate the proposed development.
Outcome	Discounted: Availability and Access

Site Name	Spa Fields Industrial Estate, Spa Fields, Slaithwaite
Site Reference: Adopted Local Plan	PEA61
Site Reference: PEA Background Paper	KR18
Site Size (Ha)	15.22
Remaining Area (Ha)	0.89

Local Plan Extract	Aerial Photography extract
	

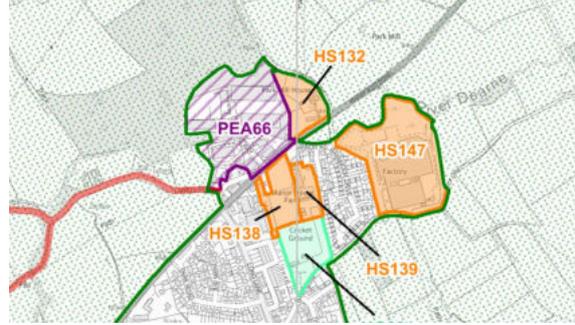
Location	North Eastern Slaithwaite, east of Britannia Road
Description	Existing Industrial complex. Fully occupied with no apparent space for expansion, small area of undeveloped land is noted as a depot on OS mapping and is in a back land location, located between the River Colne and Leeds-Liverpool Canal, accessed via a single track lane adjacent to a toilet hire business. Current application 2021/90605 for B1(c) industrial building for DM Textile Machinery Ltd- as yet undetermined but is clearly for an occupier. Unit size of 1,185sqm.
Nearest Motorway Junction	Approx. 4km (straight line distance) to J23 M62
Environmental Issues	Flood Zone 2 and 3.
Land available	none
Conclusions	There is no suitable remaining land on this site that could accommodate the proposed development.
Outcome	Discounted: Availability

Site Name	Lees Mill Lane, Slaithwaite
Site Reference: Adopted Local Plan	PEA63
Site Reference: PEA Background Paper	KR21
Site Size (Ha)	3.5
Remaining Area (Ha)	0.4

Local Plan Extract	Aerial Photography extract
 <p>The map shows a site boundary in purple, labeled PEA63. Other areas are labeled WS42, PEA61, LWS38, and UG382. A road labeled 43 is also visible.</p>	 <p>The aerial view shows an industrial complex with several buildings, a large paved area, and surrounding green fields and trees.</p>

Location	North Eastern Slaithwaite, north of A62
Description	Existing Industrial complex, some potential for more efficient use, but limited clear sites for development. Entire site occupied by J.T Grosvenor Chemicals. History includes hazardous substances consents, and has a history of explosions (including a boiler explosion in 2010, which resulted in the Queens Bench court case GCL v HSE ref CO/1478/2012).
Nearest Motorway Junction	Approx. 4km (straight line distance) to J23 M62
Environmental Issues	Part flood Zone 2 and 3.
Land available	None. This site is suitable for expansion of the chemical works only.
Conclusions	There is no suitable remaining land on this site that could accommodate the proposed development.
Outcome	Discounted: Availability

Site Name	Park Mill, Colliers Way, Clayton West
Site Reference: Adopted Local Plan	PEA66
Site Reference: PEA Background Paper	KR24
Site Size (Ha)	4.33
Remaining Area (Ha)	1.04

Local Plan Extract	Aerial Photography extract
	

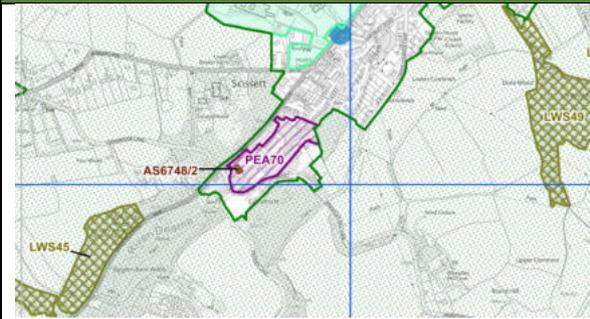
Location	North of Clayton West, accessed off Wakefield Road /A636
Description	Existing Industrial complex. Little remaining obvious space for expansion without loss of mature woodland. 2022/90951 light industrial unit approved in April 2023 which removed an unused area of the site.
Nearest Motorway Junction	Approx. 3.7km (straight line distance) to J38 M1
Environmental Issues	None
Land available	None
Conclusions	There is no suitable remaining land on this site that could accommodate the proposed development.
Outcome	Discounted: Availability

Site Name	Dearne Park, Park Mill Way, Clayton West
Site Reference: Adopted Local Plan	PEA67
Site Reference: PEA Background Paper	KR25
Site Size (Ha)	3.4
Remaining Area (Ha)	0.23



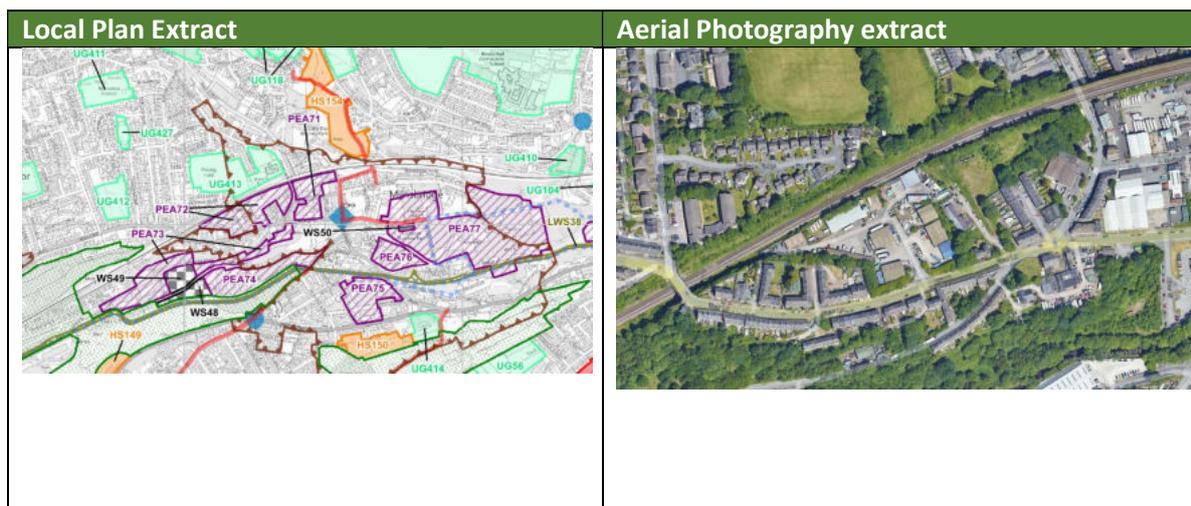
Location	Northern part of Clayton West, east of Wakefield Road /A636
Description	Existing Industrial complex, mostly approved and delivered in 2007 onwards. No obvious remaining plots or land for development.
Nearest Motorway Junction	Approx. 3.9km (straight line distance) to J38 M1
Environmental Issues	None
Land available	None
Conclusions	There is no suitable remaining land on this site that could accommodate the proposed development.
Outcome	Discounted: Availability

Site Name	Union Street Business Centre & Nortonthorpe Industrial Estate, Wakefield Road, Scissett
Site Reference: Adopted Local Plan	PEA70
Site Reference: PEA Background Paper	KR28
Site Size (Ha)	2.89
Remaining Area (Ha)	1.08

Local Plan Extract	Aerial Photography extract
	

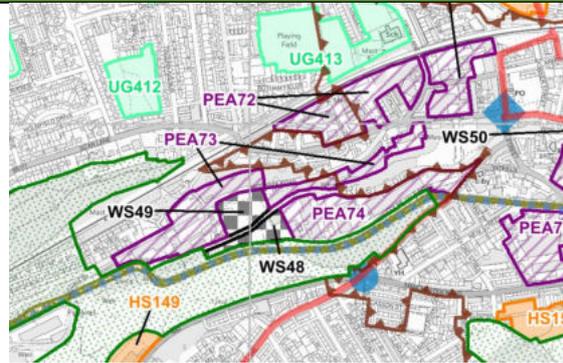
Location	Southern part of Clayton West, east of Wakefield Road /A636
Description	Existing Industrial complex, centred on Nortonthorpe Mills. No obvious remaining plots or land for development.
Nearest Motorway Junction	Approx. 5.1km (straight line distance) to J38 M1
Environmental Issues	None
Land available	None
Conclusions	There is no suitable remaining land on this site that could accommodate the proposed development.
Outcome	Discounted: Availability

Site Name	The Old Railway Goods Yard, Milnsbridge, Huddersfield
Site Reference: Adopted Local Plan	PEA72
Site Reference: PEA Background Paper	KR2
Site Size (Ha)	2.66
Remaining Area (Ha)	0.62



Location	North of the B6111/ Scar Lane, Milnsbridge, west of Huddersfield
Description	Existing Industrial complex. Remaining capacity utilised by recent planning approval (2019/90373 for 4 light industrial units) and current revisions (2022/91789, for the same).
Nearest Motorway Junction	Approx. 2.8km (straight line distance) to J23 M62
Environmental Issues	None
Land available	None
Conclusions	There is no suitable remaining land on this site that could accommodate the proposed development.
Outcome	Discounted: Availability

Site Name	Britannia Road, Milnsbridge, Huddersfield
Site Reference: Adopted Local Plan	PEA73
Site Reference: PEA Background Paper	KR3
Site Size (Ha)	3.61
Remaining Area (Ha)	0.69

Local Plan Extract	Aerial Photography extract
 <p>The map shows a section of the local plan with various planning boundaries. The site is highlighted in a grey box and labeled with a black square. Surrounding areas are labeled with codes: UG412, UG413, PEA72, PEA73, WS49, WS48, WS50, PEA74, PEA7, HS149, and HS1.</p>	 <p>The aerial photograph shows the site and its surroundings, including residential housing, industrial buildings, and green spaces. The site is located in an urban area with a mix of building types and vegetation.</p>

Location	Between River Colne and Britannia Rd, Milnsbridge, west of Huddersfield
Description	Existing Industrial complex, linear with old mills and close to housing. Several open storage and materials screening uses to the east. Conversion of some mill buildings to residential in 2018 (2018/90501) and new housing to the north of Britannia Mills and Stanley Mills. Permission in 2015 (2015/91946) for small units to replace existing old buildings
Nearest Motorway Junction	Approx. 2.8km (straight line distance) to J23 M62
Environmental Issues	None
Land available	None
Conclusions	There is no suitable remaining land on this site that could accommodate the proposed development.
Outcome	Discounted: Availability

Site Name	Colne Business Park & Union Mills, Milnsbridge, Huddersfield
Site Reference: Adopted Local Plan	PEA77
Site Reference: PEA Background Paper	KR7
Site Size (Ha)	11.87
Remaining Area (Ha)	2.02

Local Plan Extract	Aerial Photography extract

Location	Between the A62 / Manchester Rd and railway, Milnsbridge, west of Huddersfield
Description	Existing Industrial complex. Only remaining undeveloped area is steep (c 13m elevation increase across the site) and wooded, to the east of Bank House Lane and north of George Street. Historic unimplemented outline permission for light industrial units (90/06036, and renewal 94/90061) is the course of the capacity. This area is not identified as a priority habitat (deciduous broadleaved woodland) and is registered in the national forest inventory. This is unlikely to now be acceptable for development.
Nearest Motorway Junction	Approx. 3km (straight line distance) to J23 M62
Environmental Issues	None
Land available	None
Conclusions	There is no suitable remaining land on this site that could accommodate the proposed development.
Outcome	Discounted: Availability

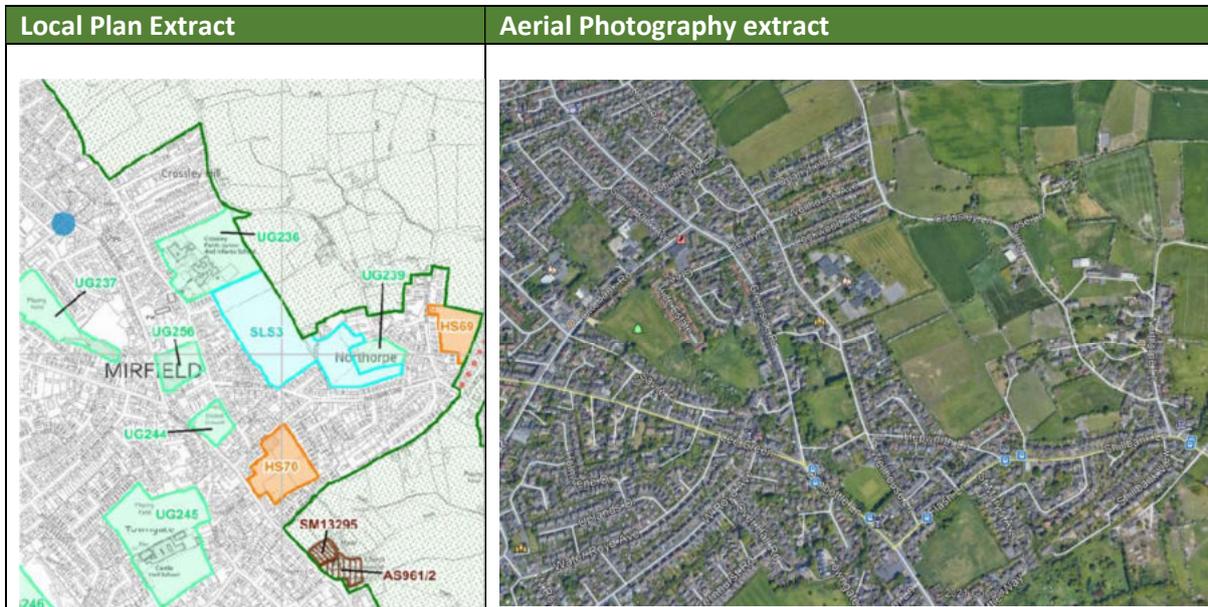
Appendix 5: Site Assessment Proformas Safeguarded Sites

Site Name	Tolson Street, Chickenley, Dewsbury
Site Reference: Adopted Local Plan	SLS2
Site Size (Ha)	2.11



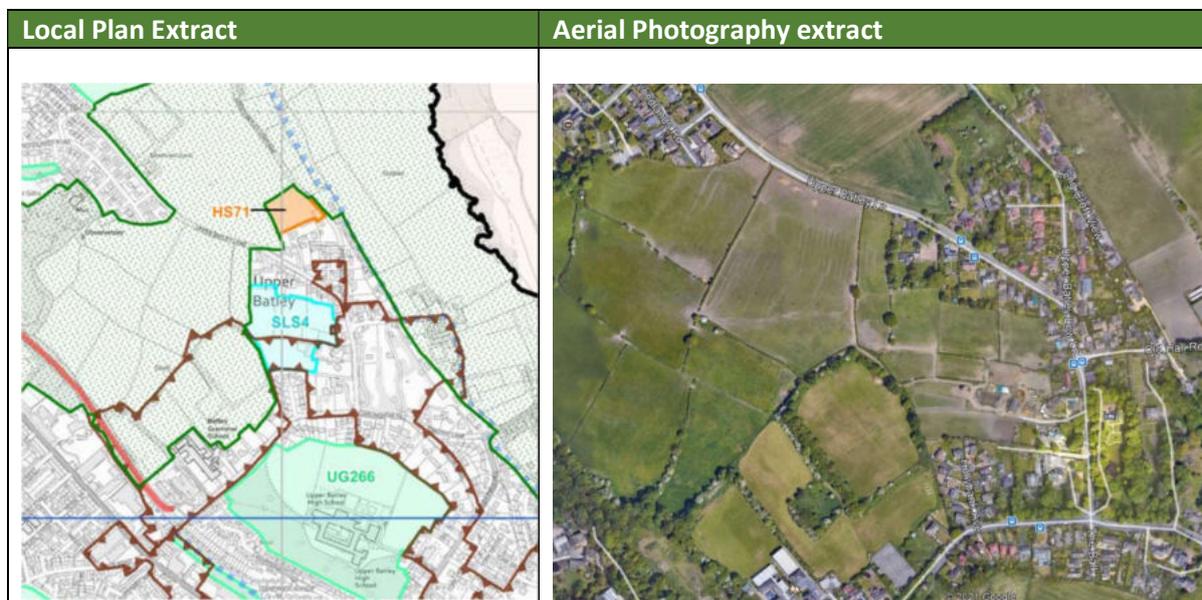
Location	Accessed off Chickenley Lane, via single file private driveway
Description	Undeveloped site surrounded by residential uses and the rear of an industrial unit. Access is extremely poor and via a driveway.
Nearest Motorway Junction	Approx.2.6km (straight line distances) to Silkwood Prk junction (J40 M1) via A638.
Environmental Issues	Flood Zone 1, no major environmental constraints.
Land available	Unknown
Conclusions	Site not suitable for Nano Park use. Local access is very difficult and would require the purchase of both of the houses at the access road. This site would be more suitable for a smaller scale residential development provided that access could be addressed.
Outcome	Discounted: Suitability and Location.

Site Name	Balderstone Hall Lane, Mirfield
Site Reference: Adopted Local Plan	SLS3
Site Size (Ha)	6.91



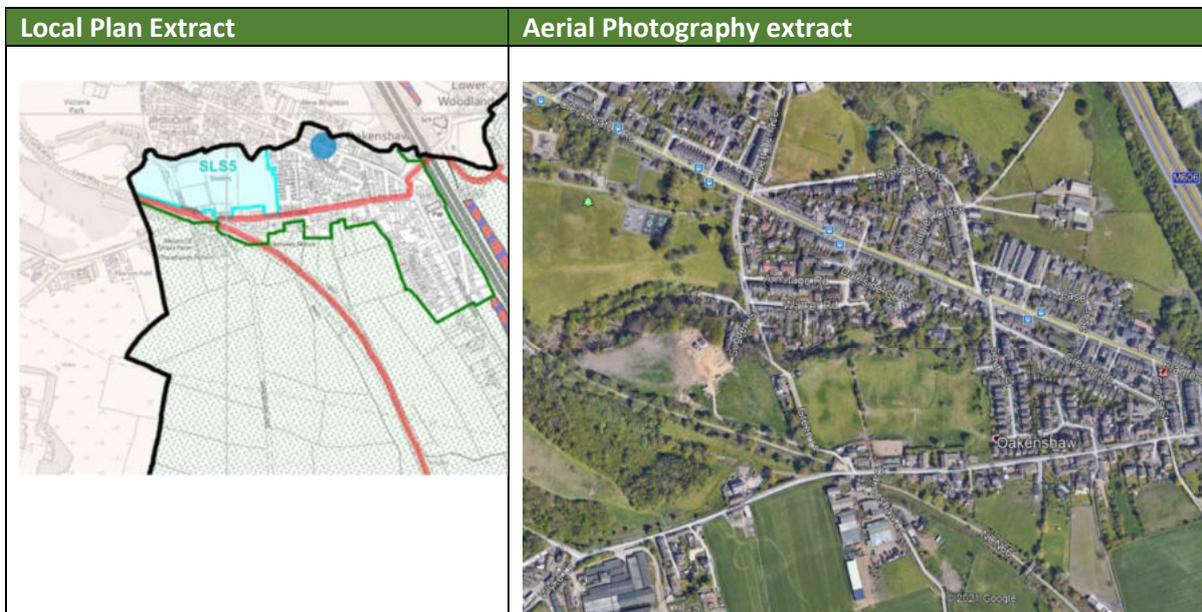
Location	Accessed off Balderstone Hall Lane, Mirfield Lane, via single file track between houses. Alternative possible access through Woodward Court or possible Hepworth Lane.
Description	Undeveloped site surrounded by residential uses. Access options not ideal for industrial uses and routes to main roads are all via residential streets.
Nearest Motorway Junction	Approx. 4.5km (straight line distances) to Cooper Bridge via Mirfield.
Environmental Issues	Flood Zone 1, several Grade II listed buildings at Balderstone Hall but no other major environmental constraints.
Land available	Unknown
Conclusions	Site not suitable for Nano Park use. Local access is not ideal and neither the location or routes to the main roads are suited to industrial uses. This site would be more suitable for a smaller scale residential development provided that access could be addressed.
Outcome	Discounted: Suitability and Location.

Site Name	Upper Batley Lane, Batley
Site Reference: Adopted Local Plan	SLS4
Site Size (Ha)	3.29



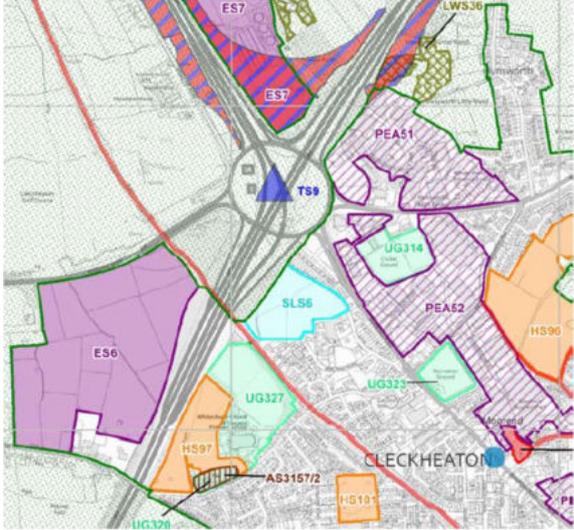
Location	Accessed off Upper Batley Low land via existing farm access.
Description	Undeveloped farm site surrounded by residential uses. Access options not ideal for industrial uses and routes to main roads are all via residential streets.
Nearest Motorway Junction	Approx. 2.3km (straight line distances) to J27 "Ikea" junction on M62. Route quite convoluted via residential streets
Environmental Issues	Flood Zone 1, no other major environmental constraints.
Land available	Unknown
Conclusions	Site not suitable for Nano Park use. Local access is not ideal and neither the location or routes to the main roads are suited to industrial uses. This site would be more suitable for a smaller scale residential development provided that access could be addressed.
Outcome	Discounted: Suitability and Location.

Site Name	Wyke Lane, Oakenshaw, Bradford
Site Reference: Adopted Local Plan	SLS5
Site Size (Ha)	4.62



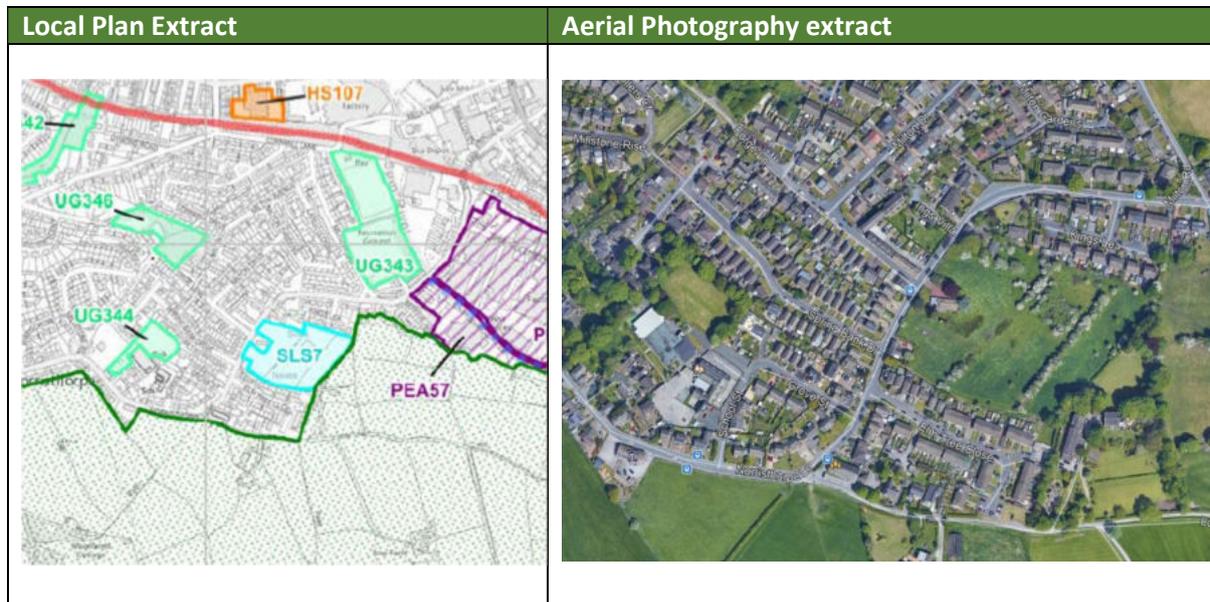
Location	Access is off either Wyke Lane or Green Lane. Adjacent to Bradford border immediately adjacent to housing on 3 sides.
Description	Undeveloped farm site surrounded by residential uses, steeply sloping down to the north, losing around 15m in height across the c. 145m deep site. Site slope is not ideal for industrial uses. Access not ideal for industrial uses and the route to the main road is via a fairly tight residential street.
Nearest Motorway Junction	Approx. 1.3km (straight line distances) to Chain Bar (J26). Northern section of the route is tight for any larger vehicles, but once out of Oakenshaw the route improves.
Environmental Issues	Flood Zone 1 with Zone 3 at bottom of the hill to the north of the site. No other major environmental constraints.
Land available	Unknown
Conclusions	Site not suitable for Nano Park use. Local access is not ideal and the site slope is too steep for industrial uses. This site would be more suitable for a smaller scale residential development.
Outcome	Discounted: Suitability and Location.

Site Name	Snelsins Road, Chain Bar
Site Reference: Adopted Local Plan	SLS6
Site Size (Ha)	4.07

Local Plan Extract	Aerial Photography extract
	

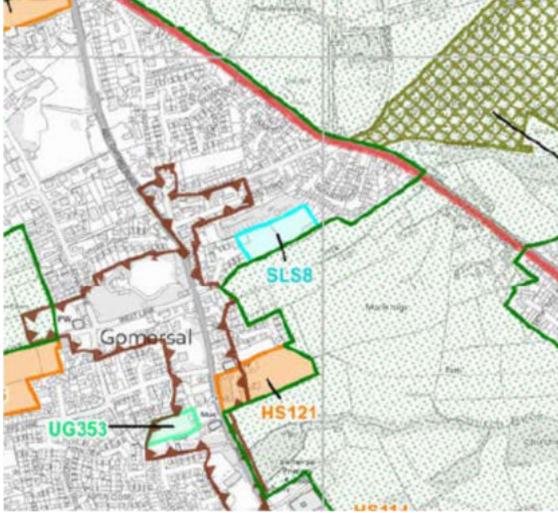
Location	Access would need to be taken off Snelsins Lane to the north and east of the site. Snelsins Road terminates in a garden and access off the narrow steep track alongside the LSi office on Snelsins Road would be too tight for industrial traffic. Snelsins Lane is also narrow and residential in character.
Description	Undeveloped farm site surrounded by residential uses, steeply sloping up to the south and east gaining some 20m across the eastern 100m of the site. The “top” of the site is more level, but the site slope and access routes are not ideal for industrial uses.
Nearest Motorway Junction	Approx. 150m (straight line distances) to Chain Bar (J26), but travelling distance is longer and more convoluted down narrow residential roads close to the site.
Environmental Issues	Flood Zone 1. No other major environmental constraints.
Land available	Unknown
Conclusions	Site not suitable for Nano Park use. Local access is not ideal and the site slope is too steep for industrial uses. This site would be more suitable for a smaller scale residential development.
Outcome	Discounted: Suitability and Location.

Site Name	Elm Tree Close, Norristhorpe Lane, Liversedge
Site Reference: Adopted Local Plan	SLS7
Site Size (Ha)	1.95



Location	South east of Liversedge, accessed off Norristhorpe Lane.
Description	Undeveloped farm site with residential on three sides. surrounded by residential uses, steeply sloping down to the east, losing some 20m across the c.150m wide site. The the site slope and access routes are not ideal for industrial uses.
Nearest Motorway Junction	Approx. 4.7km (straight line distances) to Chain Bar (J26), but travelling distance is longer and more convoluted using residential roads.
Environmental Issues	Flood Zone 1. No other major environmental constraints.
Land available	Unknown
Conclusions	Site not suitable for Nano Park use. Local access is not ideal and the site slope is too steep for industrial uses. The distance and route to the motorway is also not ideal. This site would be more suitable for a smaller scale residential development.
Outcome	Discounted: Suitability and Location.

Site Name	Cambridge Chase, Gomersal, Cleckheaton
Site Reference: Adopted Local Plan	SLS8
Site Size (Ha)	0.84

Local Plan Extract	Aerial Photography extract
	

Location	North of Gomerall off A651.
Description	Undeveloped back land site with access only possible via private drive off Cambridge Chase or by purchasing houses on Summerbridge Crescent. Access would be via modern suburban residential streets.
Nearest Motorway Junction	Approx. 2.5km (straight line distances) to Chain Bar (J26), but travelling distance is longer and more convoluted using residential roads via Gomersal, or accessing Whitehall Road via Birkenshaw across the M62.
Environmental Issues	Flood Zone 1. No other major environmental constraints.
Land available	Unknown
Conclusions	Site not suitable for Nano Park use. Local access is via residential streets and the site is more suited to a smaller scale residential development.
Outcome	Discounted: Suitability and Location.

Appendix 6: Occupier Survey

Wappy Spring

Technical Note: Tenant Questionnaire Analysis

March 2022

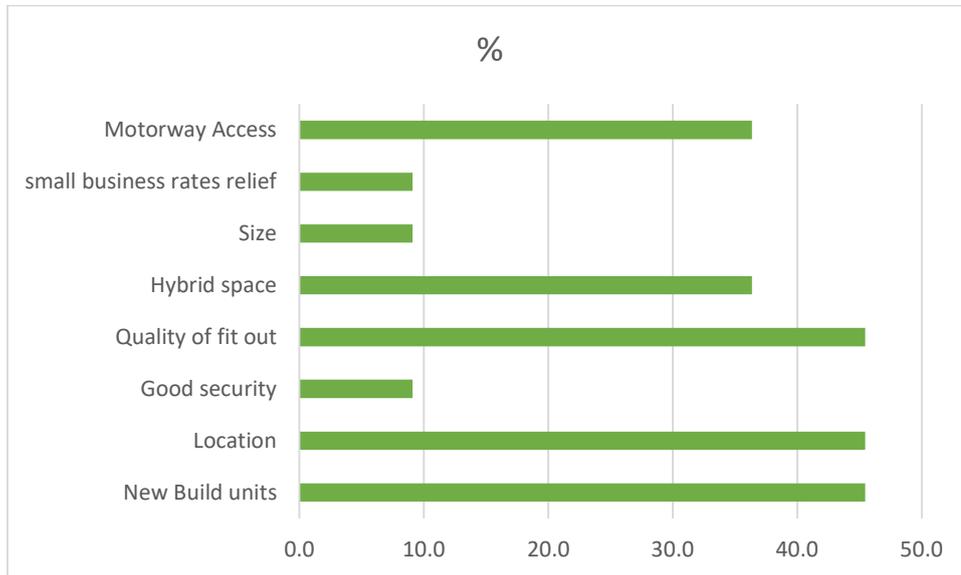
Introduction

- 1.1 This note has been prepared to summarise the findings of the existing tenant questionnaires in the Nano Parks at Newhall (Bradford) and Flanshaw (Wakefield)
- 1.2 The purpose of the questionnaire was to understand the locational and physical needs of occupiers of the existing Nano Parks. This is intended to both inform and provide an evidential basis for reviewing and selecting site search criteria for the proposed Nano Park at Wappy Spring.
- 1.3 A copy of the questionnaire is provided at Appendix 1. The raw results are at Appendix 2 and an analysis of the raw data is at Appendix 3.
- 1.4 This technical note set out the key findings and discusses what this means for the site selection exercise.
- 1.5 A total of 34 questions were asked of the existing 11 tenants. The response options were left free field and the results categorised according to the responses. The questions focussed on the following key topic headings:
 - General questions
 - Location
 - Environment
 - Terms and Tenure
 - Availability
- 1.6 This note is structured around the findings of those headings.

General Questions

2.1 The following questions were posed to the tenants:

Why did you choose a Nano unit?

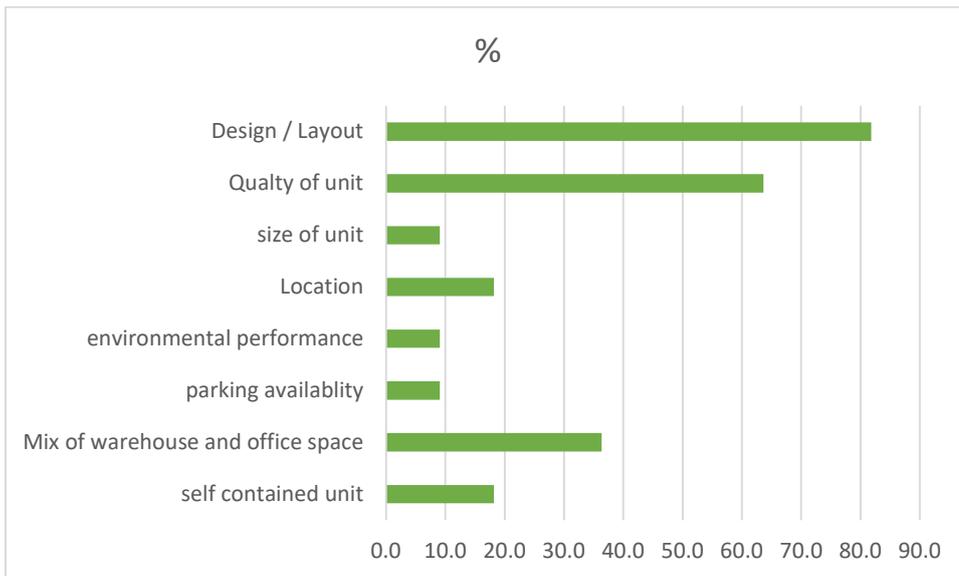


2.2 The analysis shows that the following key factors were important in decision making choices:

- Quality of the units
- Age of the units
- Location, with motorway access being a key factor
- Hybrid nature of the space

2.3 This shows that the Nano Units let to date have sold themselves based on quality, age, location and the nature of the offer.

What were the key characteristics that attracted you to the unit?



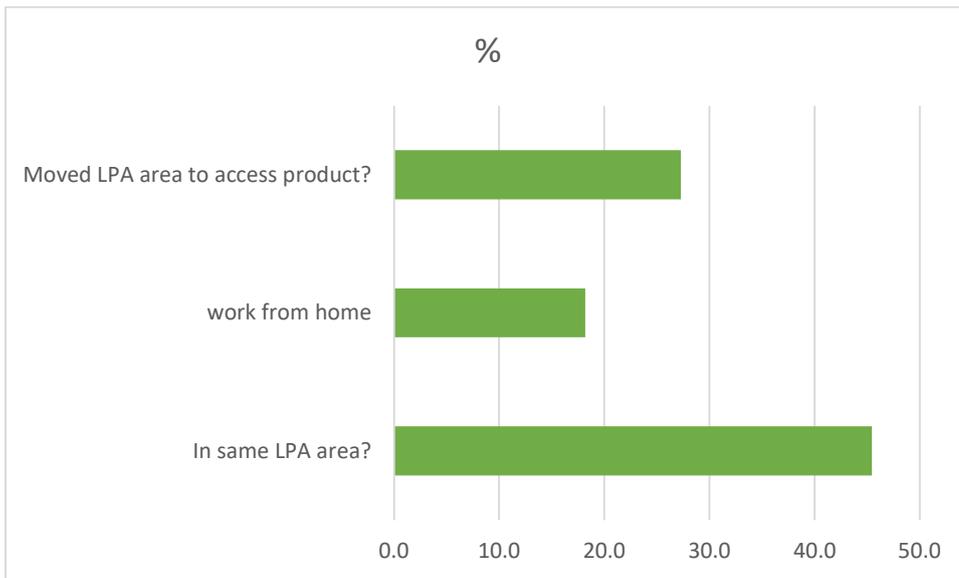
2.4 The analysis shows that design (81.8%), quality (63.6%) and nature of the space (36.4%) were the leading factors that attracted tenants to the units.

What was more important to you: Availability; location; flexibility of terms; environment?



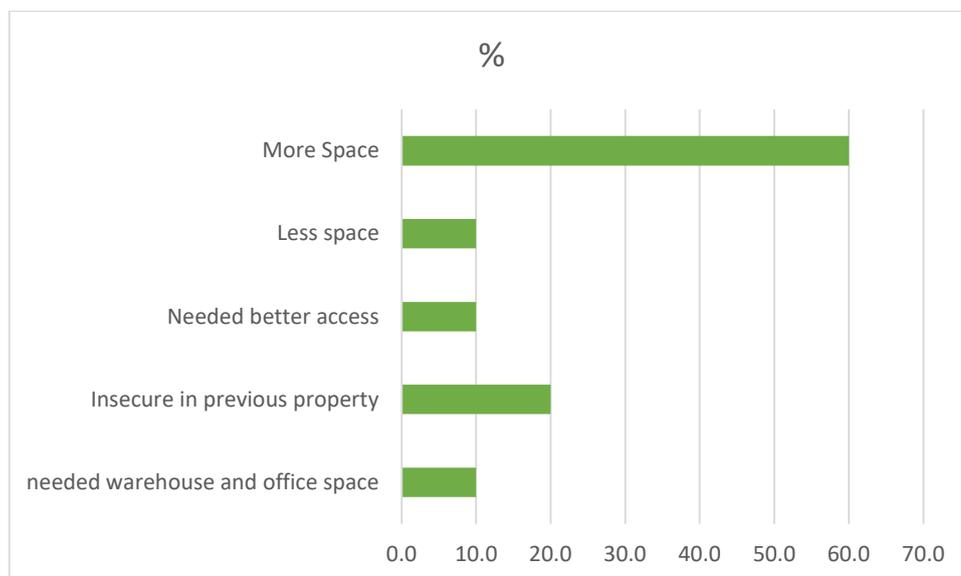
2.5 The analysis shows that location was the primary factor (90.9%), followed by environment (45.5%). This is considered likely to be a factor of the lack of comparable offer in the market place.

Where was your last building located?



- 2.6 This analysis suggests that the creation of the Nano product in Bradford and Wakefield was successful in retaining those businesses in the same Local Authority area.
- 2.7 However, 27.3% of respondents moved LPA areas to access the product- which suggests that there is merit in having a similar product available in a LPA area.
- 2.8 Nearly 20% of respondents were new entrants to the property market too- having previously worked at home. This suggest a good proportion of new / start up businesses were attracted to the space.

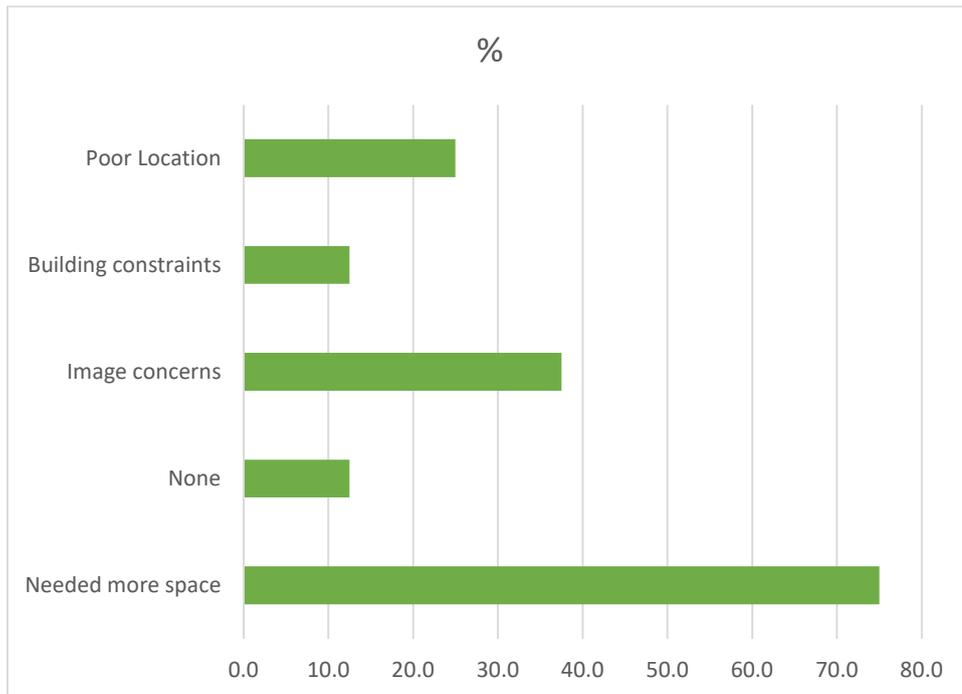
Why did you choose to move?



- 2.9 This question attracted multiple answers from some tenants, and shows that the most common reason was to access more space (60%).

2.10 Bearing in mind the limited size of the Nano units, this suggests that these are all small or start-up businesses looking to expand. Insecurity in their previous tenancy was also a relatively common factor (20%).

Did you experience any business difficulties caused by the location of your last unit? (eg inability to expand; loss of business; difficulty securing new contracts; loss of staff; loss of customers due to image or ESG related issues?)

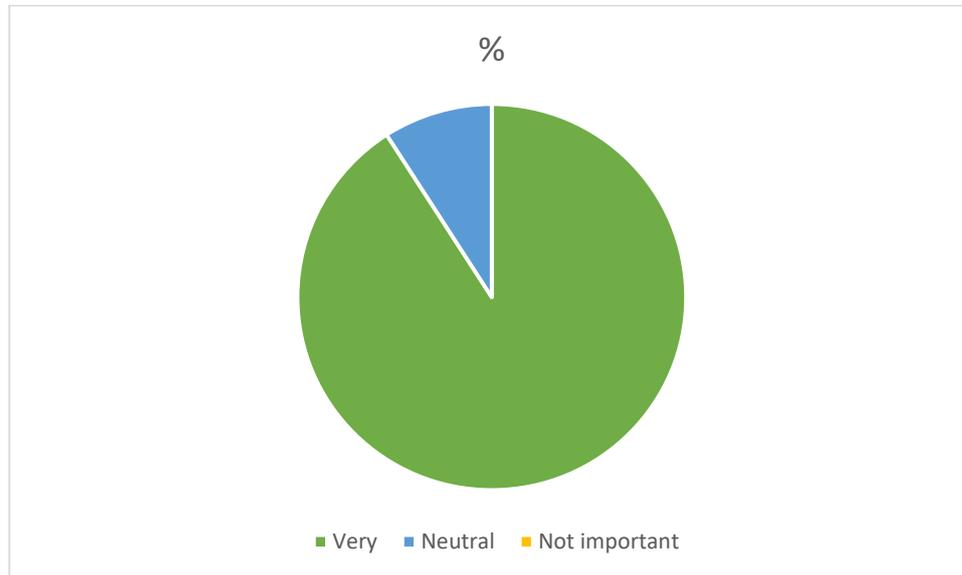


2.11 This analysis clearly shows that increased space requirements were the most common factor (75%) but that image issues were also common (37.5%), as was a poor location (25%).

Location

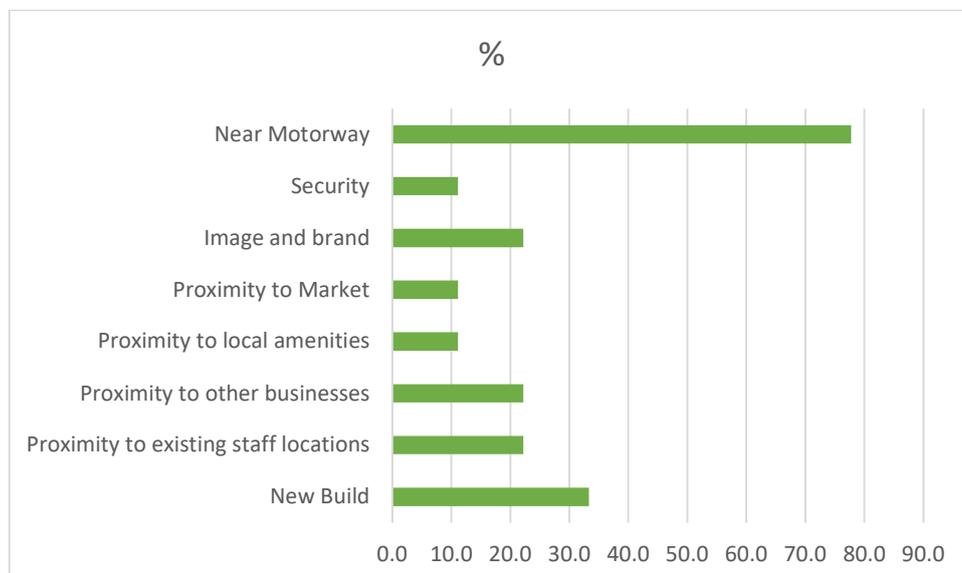
3.1 The following questions were posed to the tenants:

How important was location as a factor in your choice?



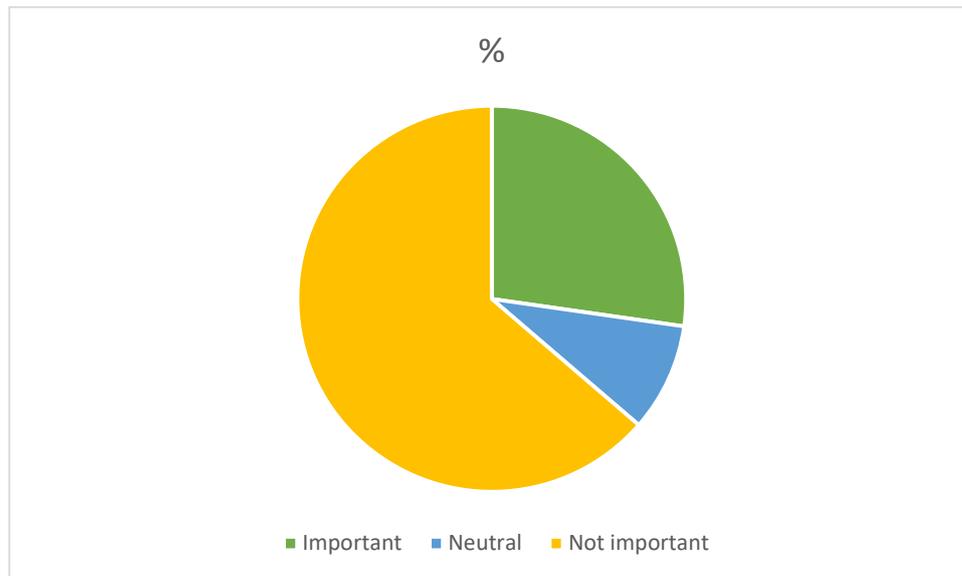
3.2 Location was clearly a very important factor in deciding to locate to a Nano unit for 90.9% of respondents. Both the Newhall and Flanshaw locations are immediately off a motorway junction, close to the main urban areas of Bradford and Wakefield and in areas with relatively modern industrial units.

What factors guided your choice of location?



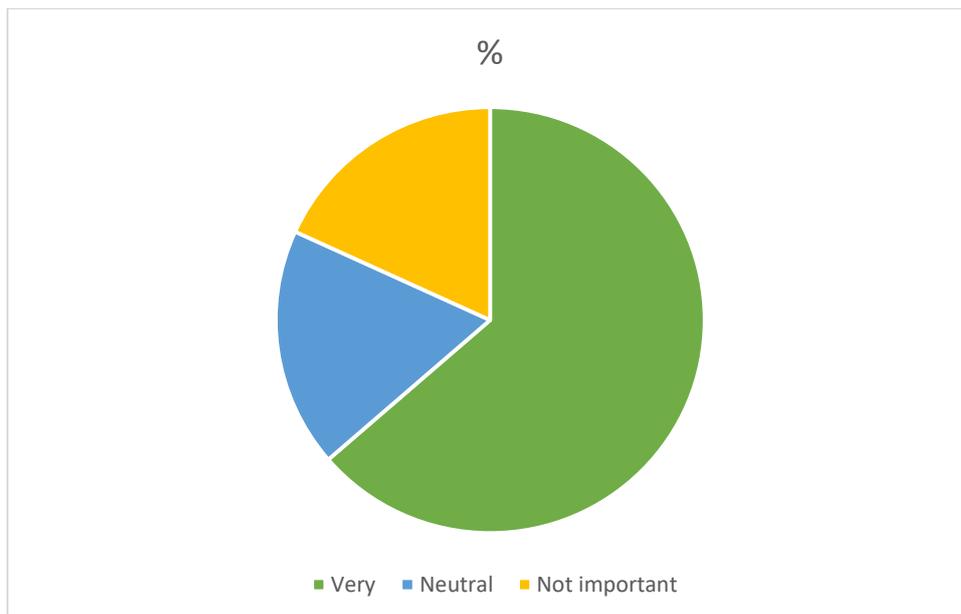
3.3 The proximity of a motorway was the primary guiding factor in decisions to locate to a Nano Park (77.8%) with the quality of the new units (33.3%) and image benefits (22.2%) also being important factors.

How important is it to be near other businesses in your sector?



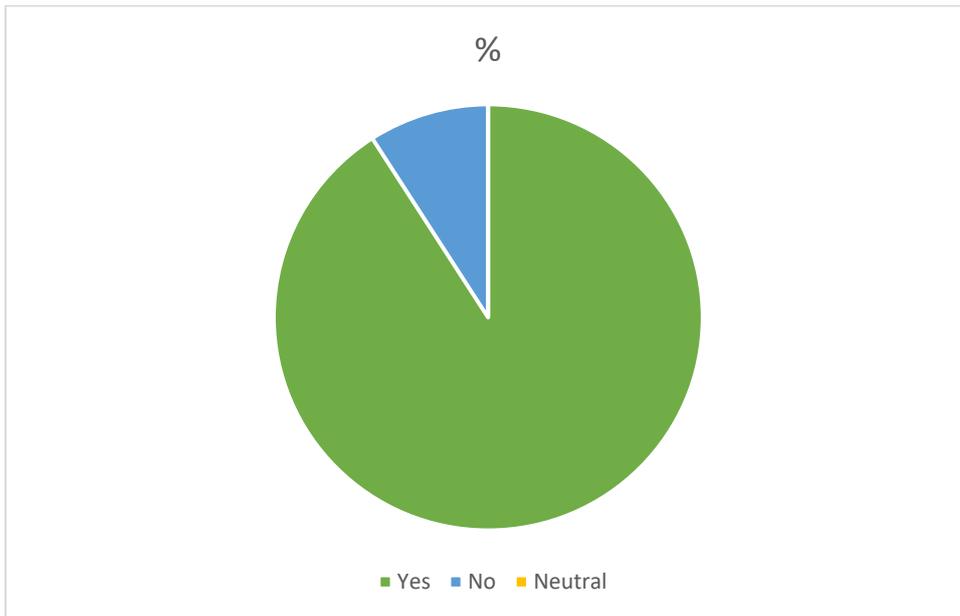
3.4 Most respondents did not feel it was important to be near other businesses in their sector, although 27.3% did feel this was an important factor.

How important is ease of physical access (ie transport) to other businesses in your sector?



3.5 However, the reverse is true for transport considerations- with 63.6% of respondents feeling access to other businesses was very important. Clearly access to businesses in the same sector is a benefit, even if they don't need to be co-located.

Does your location at a Nano park help you conduct business with your suppliers and customers?



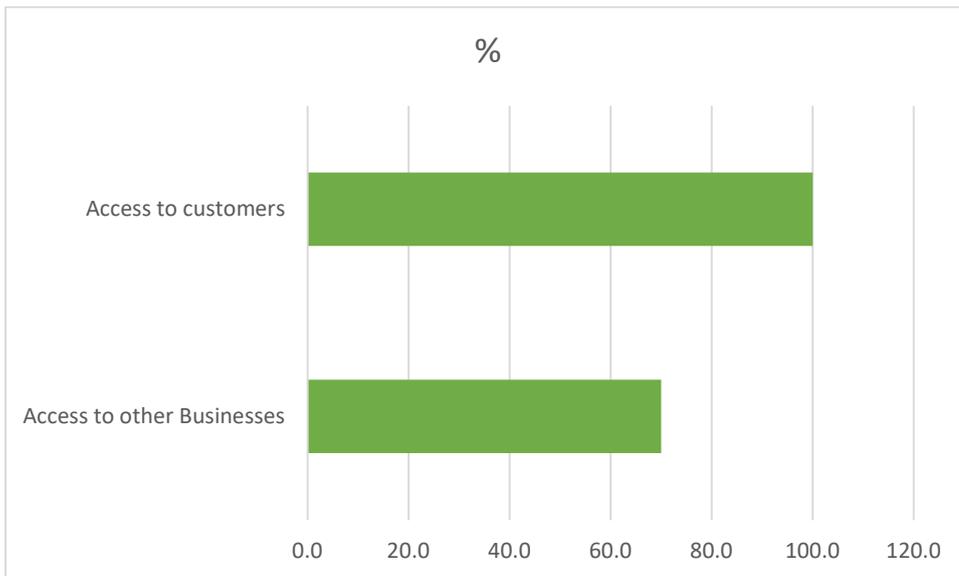
3.6 The location of the Nano Park is also clearly important in achieving business aims, with 90.9% feeling that the location helped them conduct business. It is likely that this is due to good levels of accessibility.

Is motorway access important?



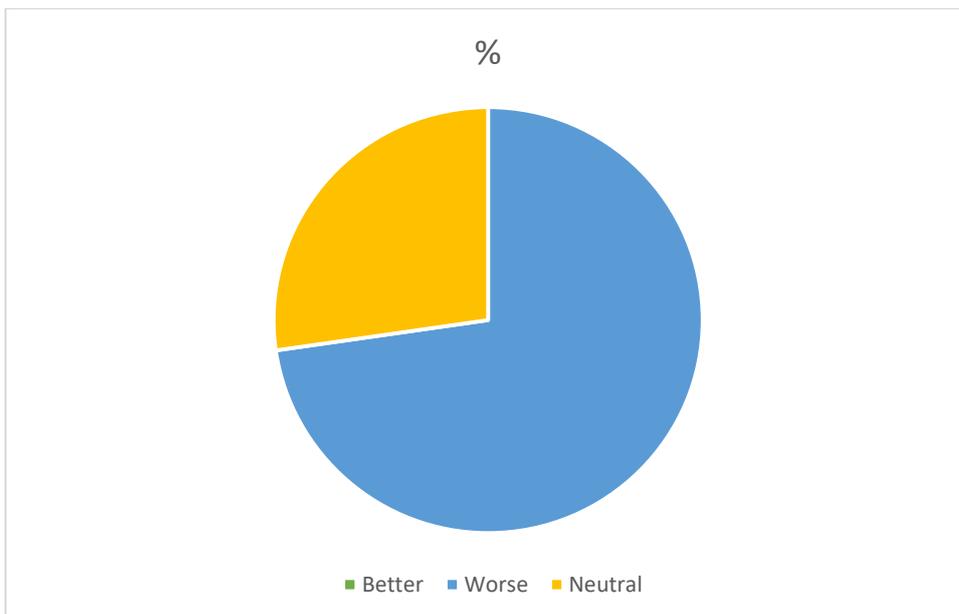
3.7 Equally there is no doubt that the motorway location is the most significant factor in this- with 100% of respondents feeling motorway access was important.

Why?



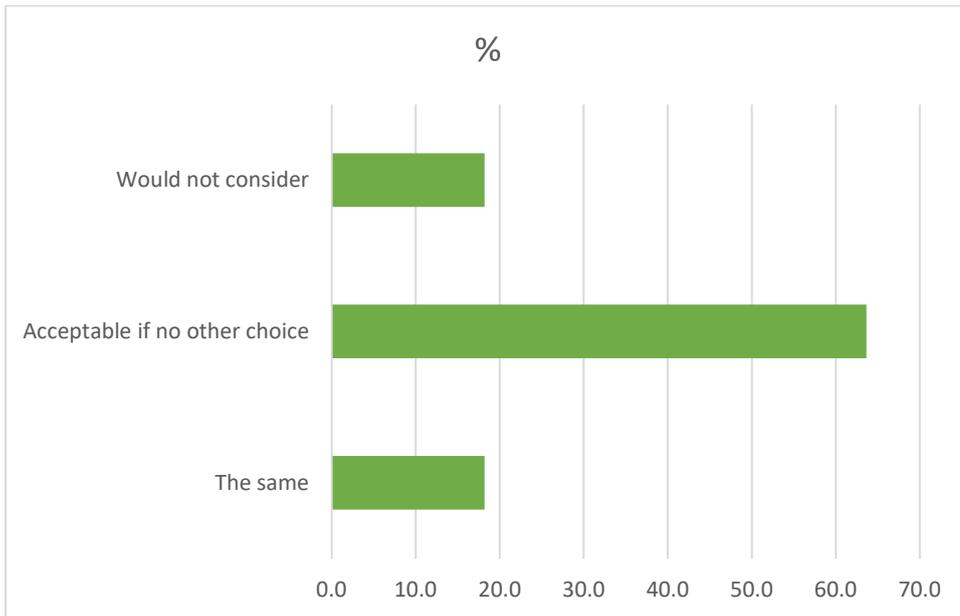
3.8 When asked why motorway access is important, the answers identified a mix of access to customers, businesses and - for most of the respondents- both of these.

Would a less accessible location be better or worse for your business?



3.9 To confirm this, the majority of respondents felt that a less accessible location would harm their business.

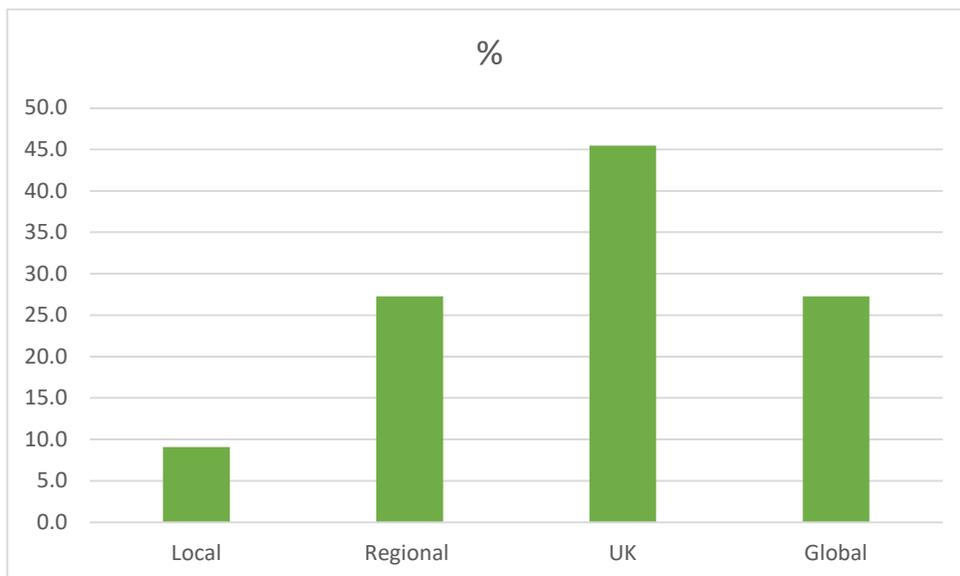
How would you feel about a Nano product that was not accessible to a motorway (say 5mins drive time from the nearest junction)



3.10 To help understand how much the Nano Park offer itself drives this position, respondents were asked whether they would locate to a Nano Park further away from the motorway. 18.2% wouldn't consider that option, although 63.6% would if there was no other choice.

3.11 This is likely a reflection of the dearth of good quality options in the area- however the preference for a Nano park close to the motorway is evidenced by the fact that these businesses did lease such a building.

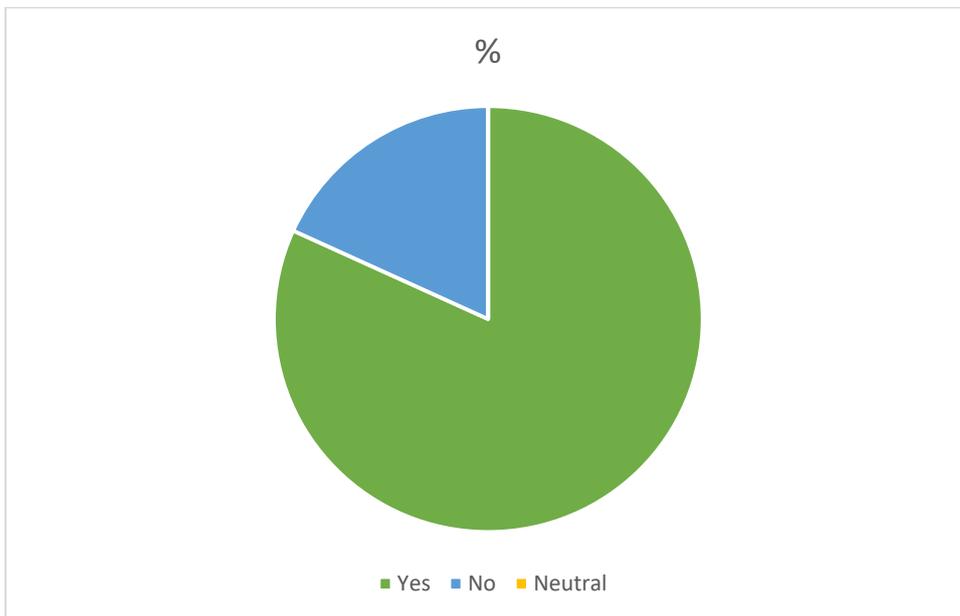
Generally, where are your customers located?



3.12 The importance of motorway connectivity becomes clear when the tenants customer base is considered- the vast majority are regionally located or wider- within only 9.1% saying they

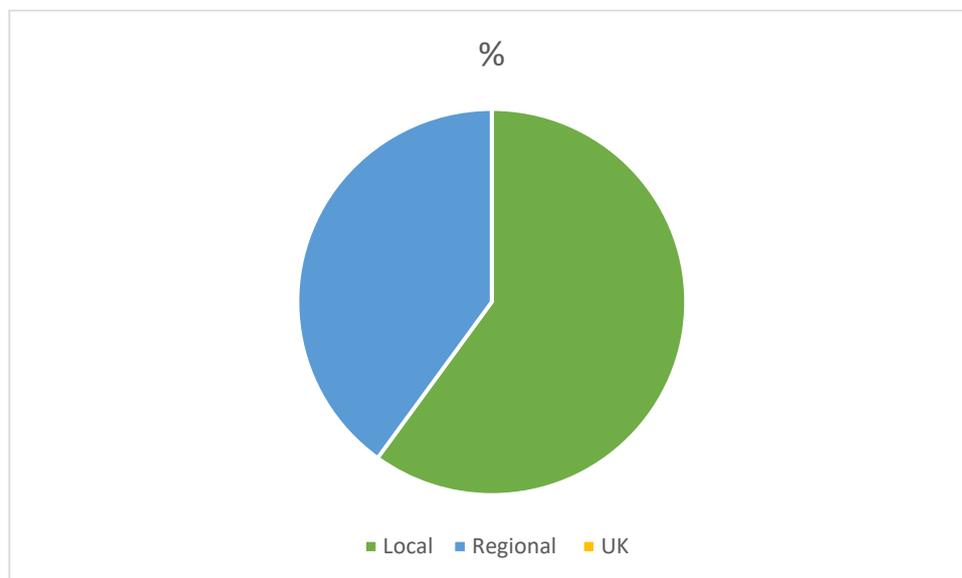
had a local customer base. This highlights the importance of physically being able to get to those customers for these businesses.

Is motorway access an important factor in reaching your customer base?



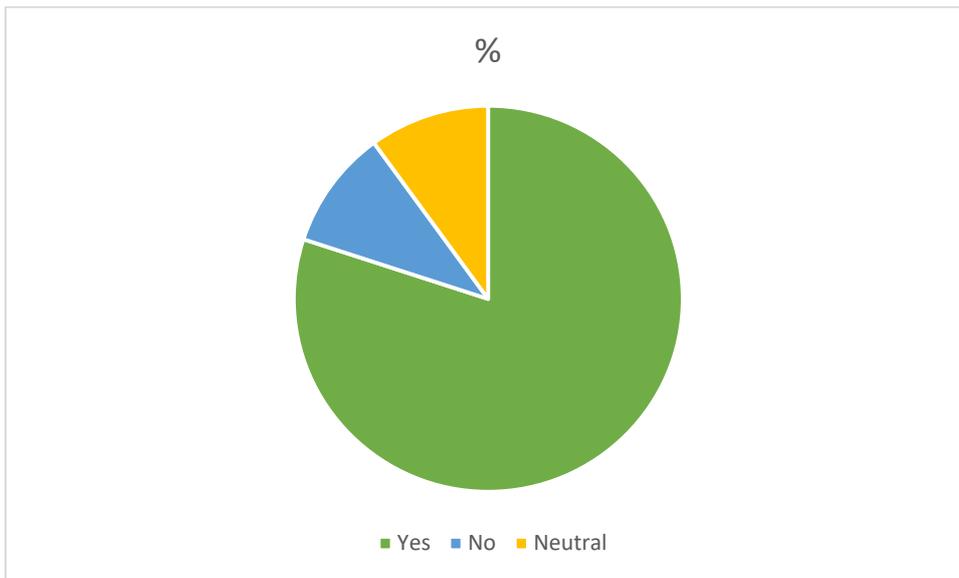
3.13 It is, therefore, unsurprising that 81.8% of respondents felt that motorway access is important to accessing their customers- those with global or technology based client bases account for the 18.2% that felt this was not important.

Where, generally, are your staff based?



3.14 Staffing is primarily local- with 60% of employees living local to the site.

Is motorway access an important factor in reaching your employees?

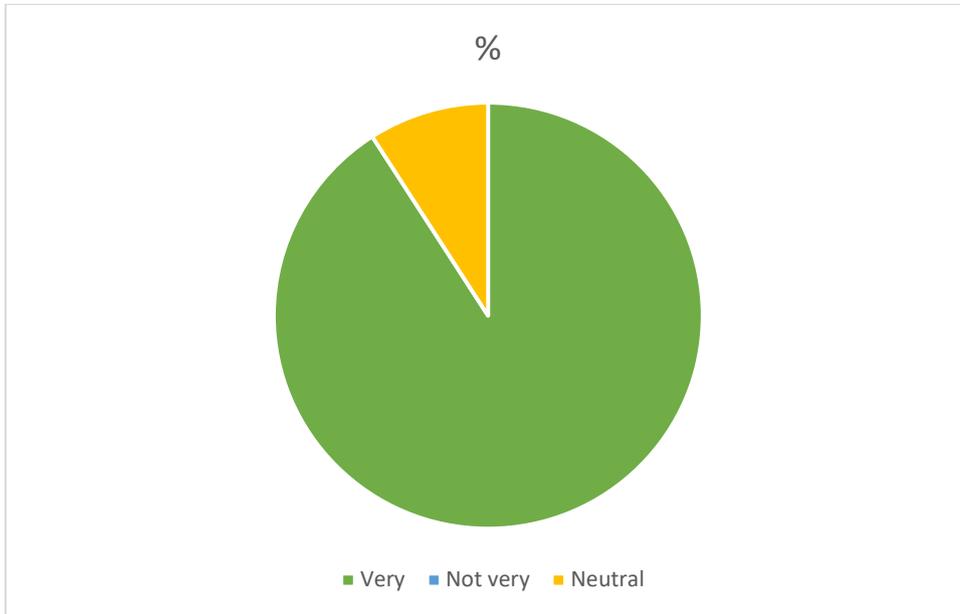


3.15 The location of staff has driven a very high positive response (80%) to this question- with motorway access being important for employees to get to work.

Environment

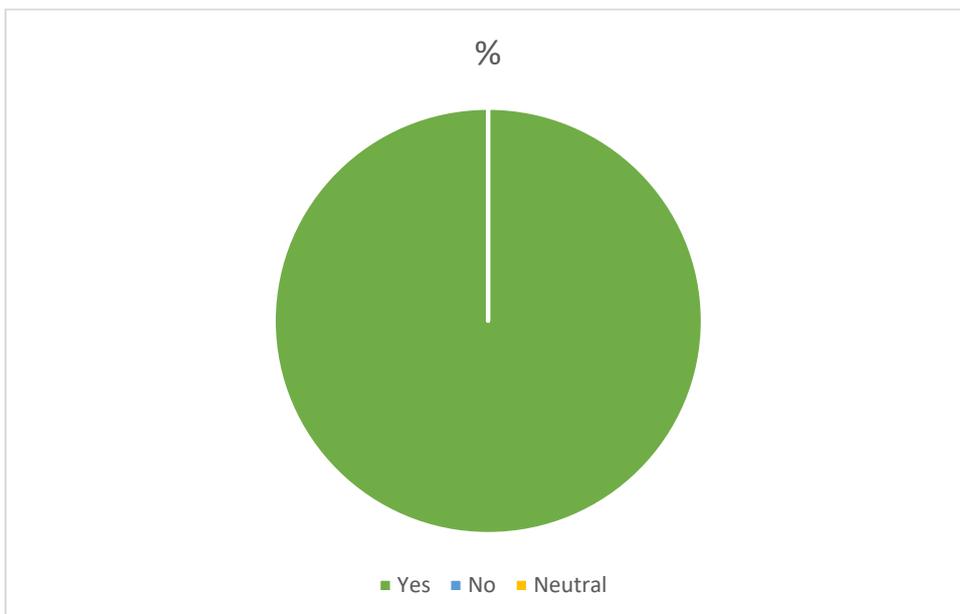
4.1 The following questions were posed to the tenants:

How important is a quality environment (both the unit and the wider park / area) for your business?



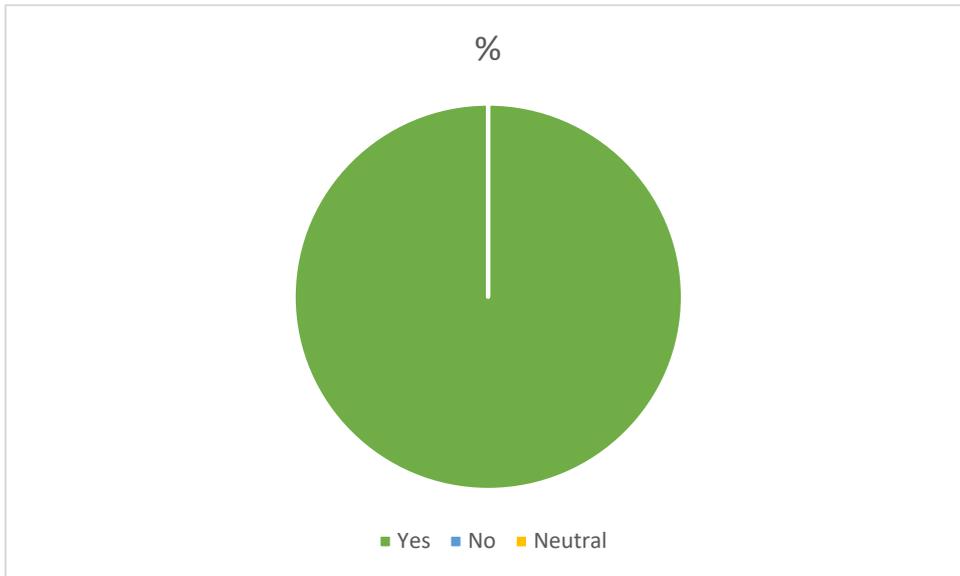
4.2 90.9% of respondents felt that a good quality environment was very important- with the rest being neutral.

Does the quality of the environment affect attractiveness to your staff?



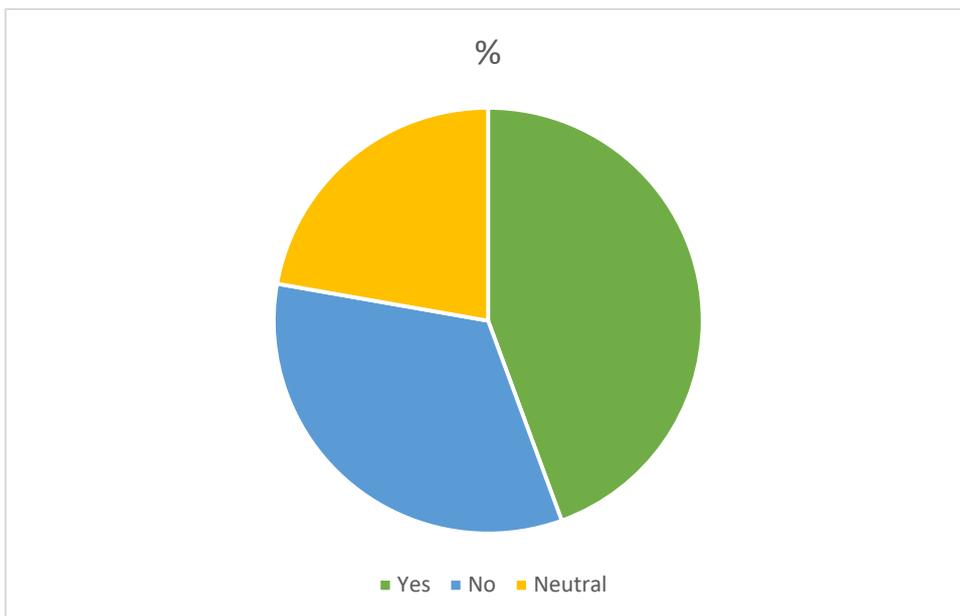
4.3 All respondents felt that the quality of the environment was important for staff- with this likely being a factor in both attracting them and retaining them in the business.

Is a good quality environment important for your company image?



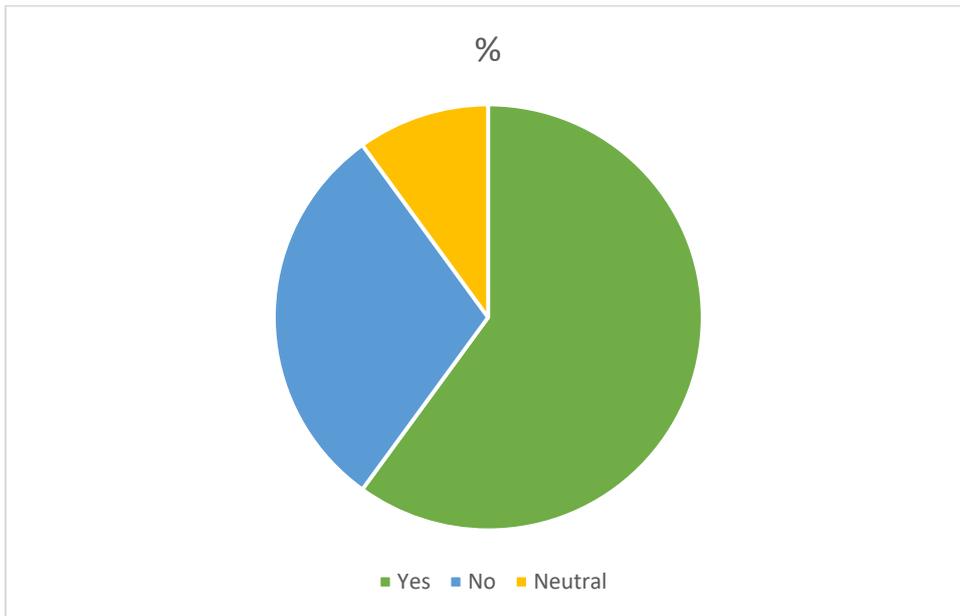
4.4 Equally, 100% of respondents felt that the image of their premises was important for their company image.

Has your business been negatively affected by poor image resulting from your previous accommodation?



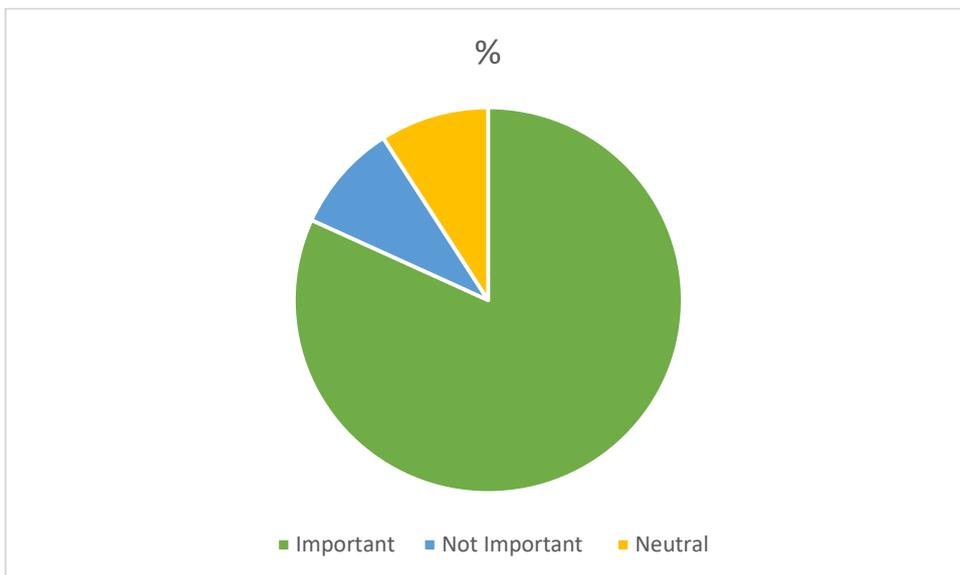
4.5 Most companies (44.4%) reported having suffered negative business results due to poor quality accommodation in the past- which may indicate why they were keen to locate to new modern premises, and did not feel that other options (eg in subdivided older units) would meet their needs.

Is the environmental performance of the business and it's property important for your customer's perception and sales?



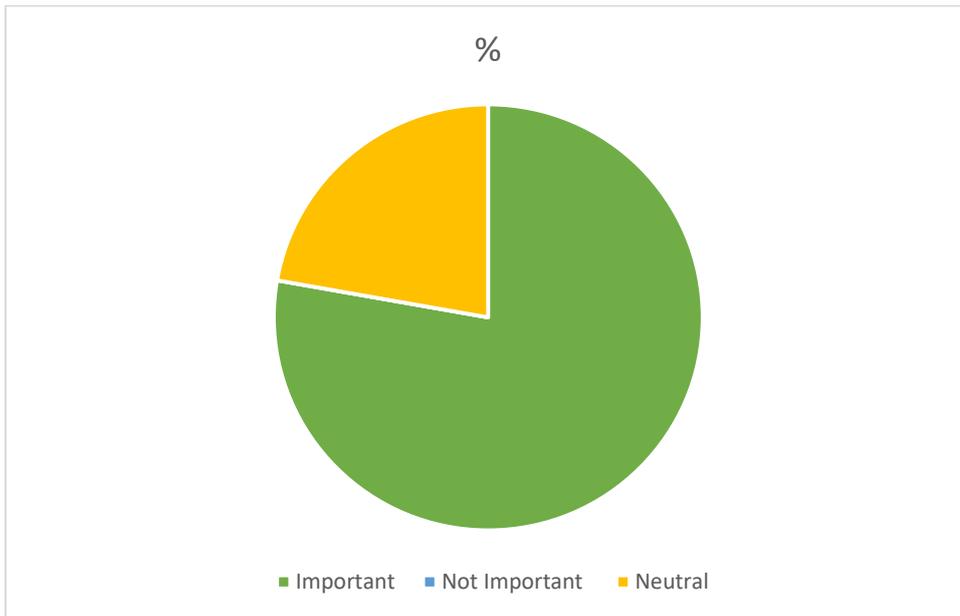
4.6 Again, most companies (60%) felt that the environmental performance of their property was also important for business success. It is unlikely that an older unit would achieve the same environmental performance as a modern unit.

How important is a quality "front door" image for your business?



4.7 Unsurprisingly, 81.8% of respondents felt that "kerb appeal" was also an important factor.

How important is the quality and environment of the wider surroundings to your business?

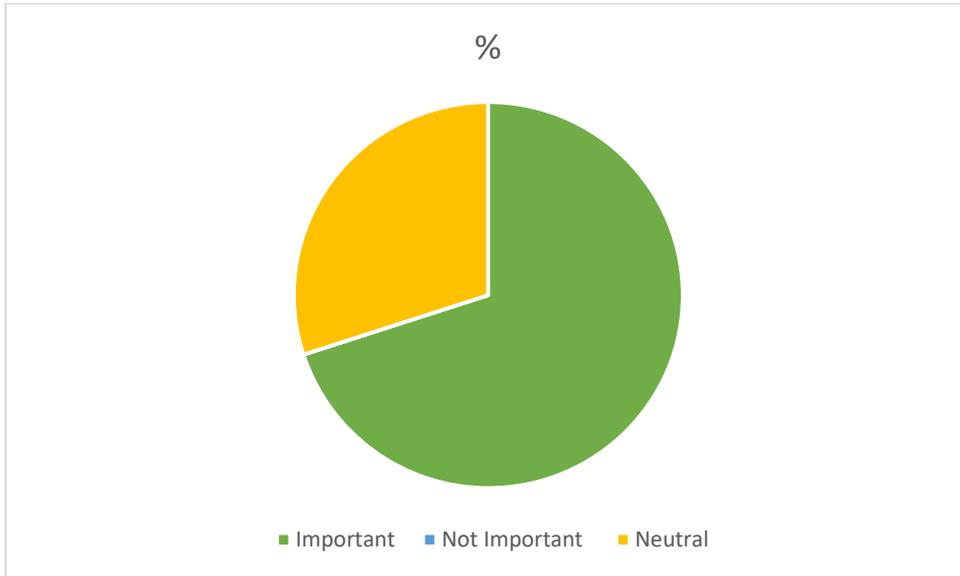


4.8 Also, the image of the wider park was considered to be important for 77.8% of respondents- with none feeling that it wasn't important.

Terms and Tenure

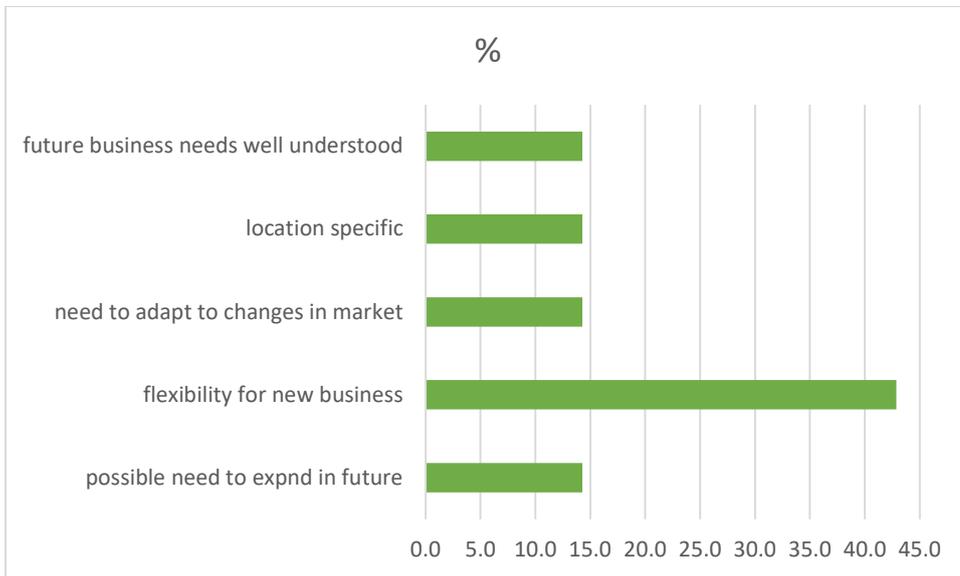
5.1 The following questions were posed to the tenants:

How important is flexibility in tenure for your business?



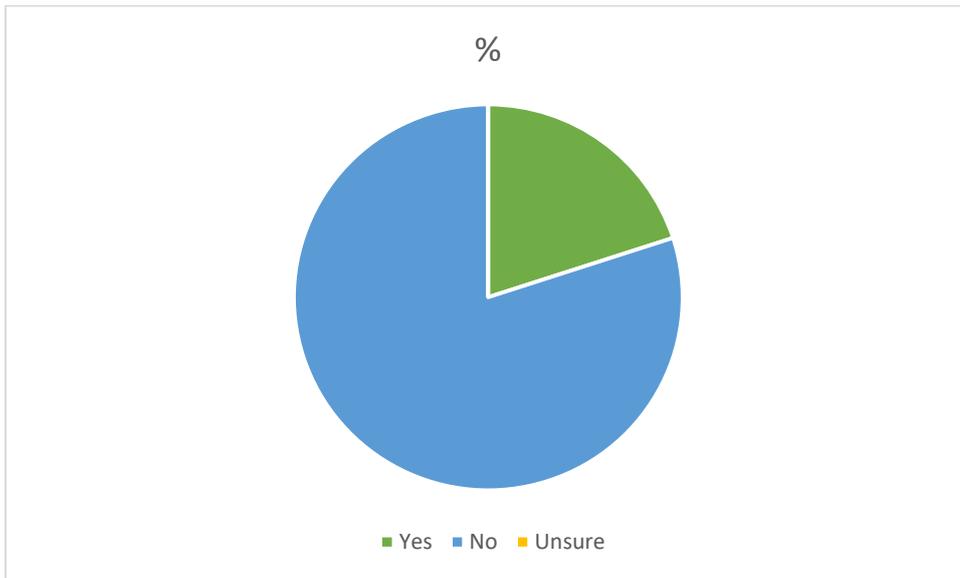
5.2 The majority (70%) felt that flexibility was important- with the remainder being neutral.

Why?



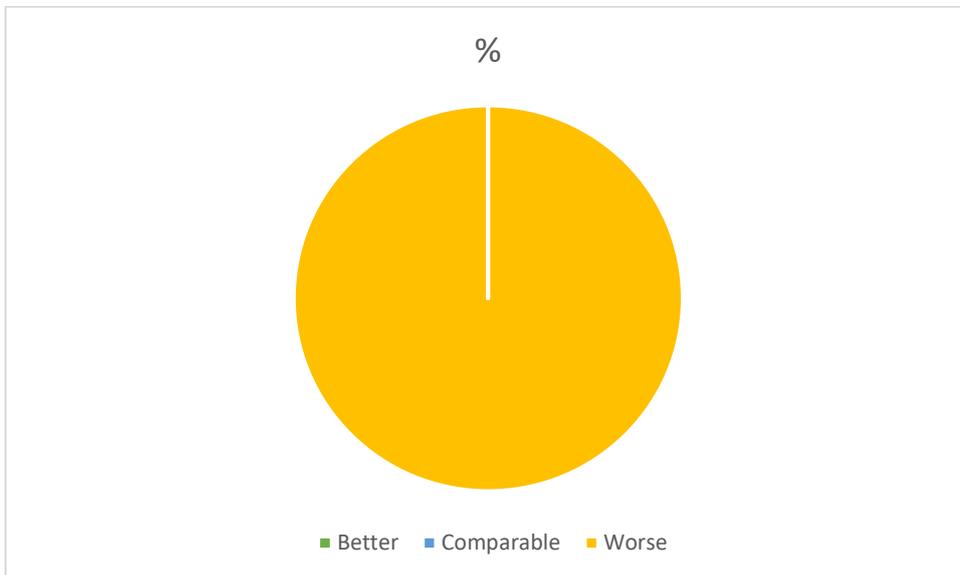
5.3 When asked why that flexibility was important, the age of the business, potential expansion requirements and need to respond to the changing market were raised as answers. The neutral responses to the question on flexibility are answered by those that felt they already understood their future requirements well, or had location specific reasons to be less concerned about flexibility (eg one company noted that they simply needed to be in a reachable rather than rural location).

Was there anything with similar flexible terms available while you were looking to move units?



5.4 Most respondents (80%) did not find any property with a similarly flexible approach to lettings.

What did you think of the other units you looked at? Were the terms comparable, better or worse?

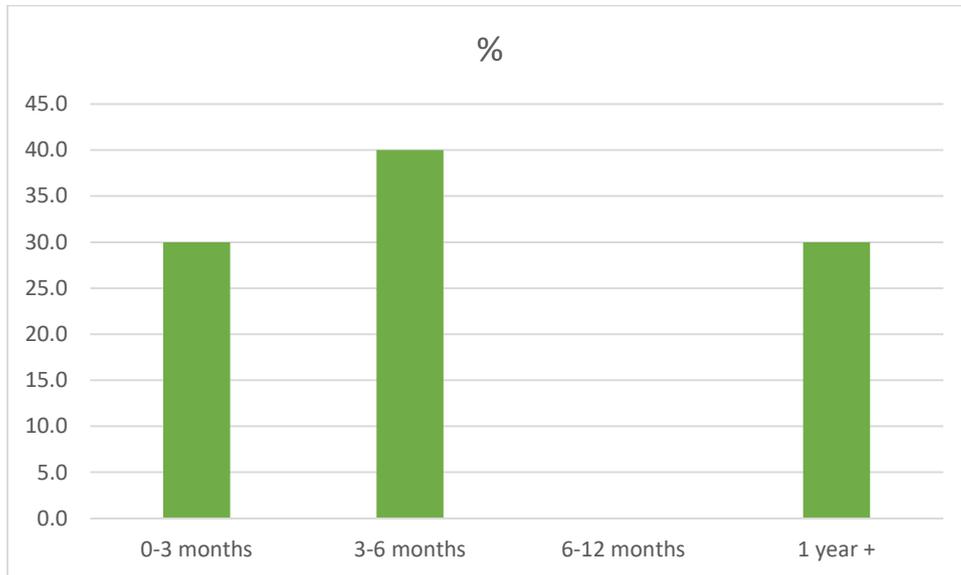


5.5 Those that looked at other units considered the flexibility of the terms to be worse.

Availability

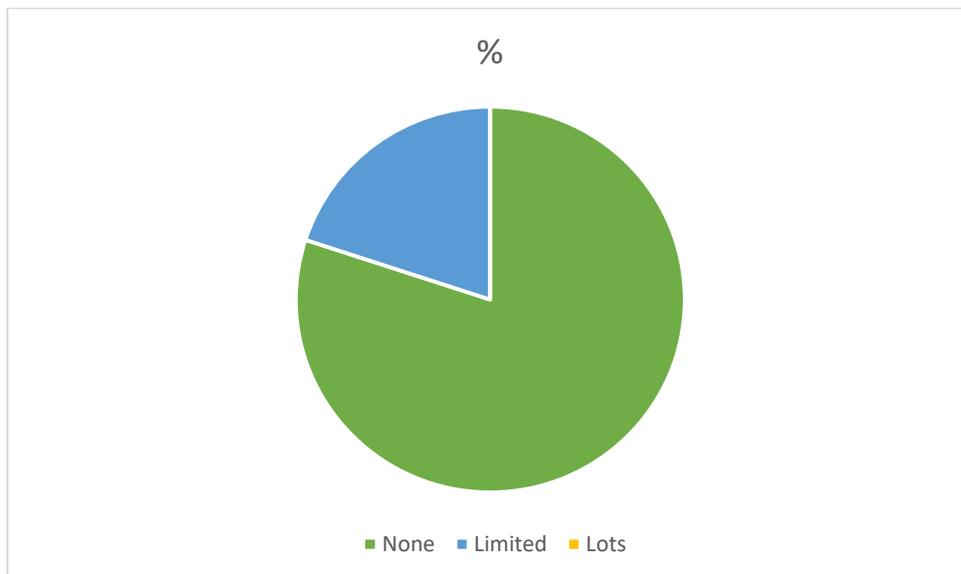
6.1 The following questions were posed to the tenants:

How long were you looking for a unit that met your needs?



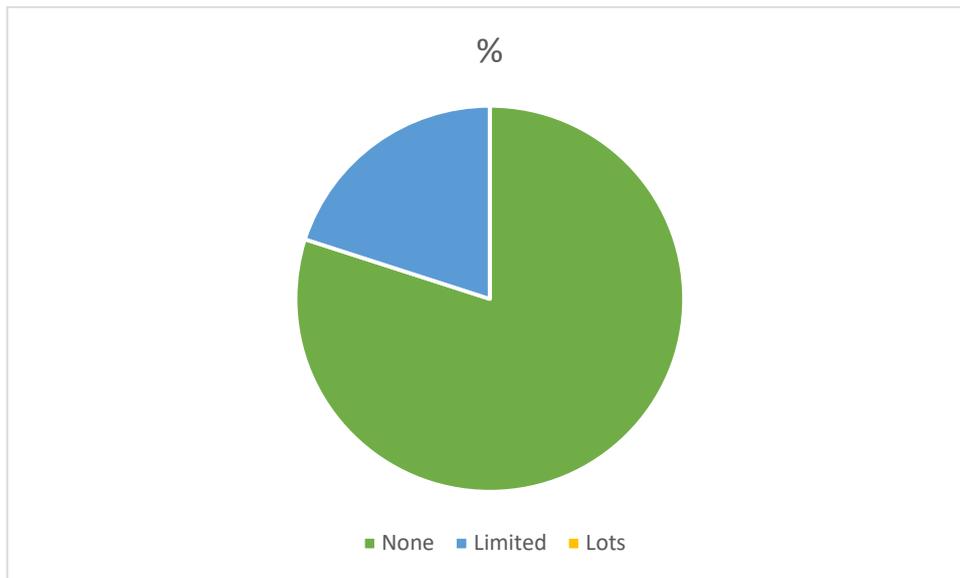
6.2 Most respondents were looking for a unit for a considerable period of time (70% were over 3 months, with 30% being over 1 year). 30% found a unit quite quickly, although it is notable that these businesses were looking at a time when the Nano Parks were being constructed, which skews this analysis.

What choice did you have available for units that could meet your needs?



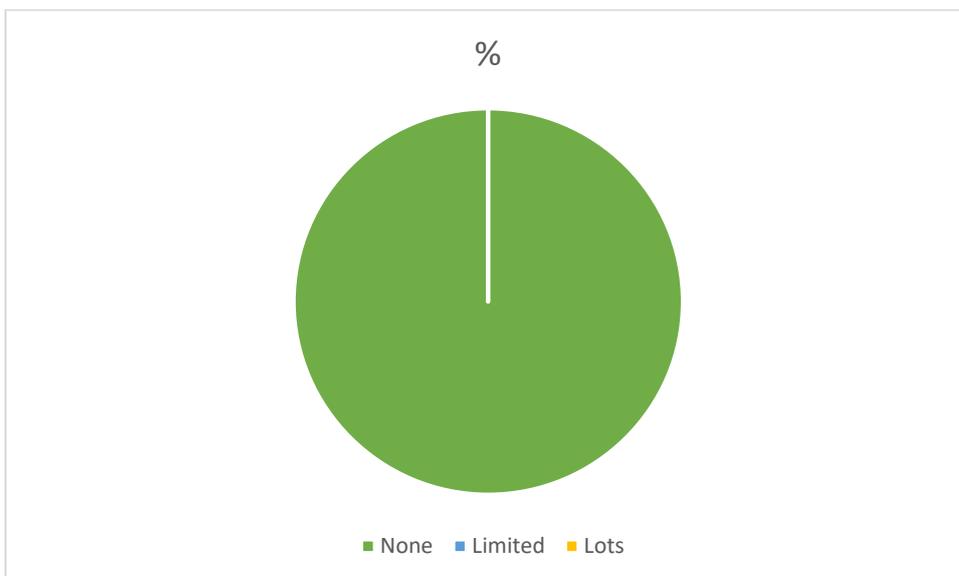
6.3 In that context, 80% of the tenants found no other units that could meet their needs. As this is a survey of Nano Park tenants- the remainder obviously also preferred the Nano Park option.

What choice did you have available for units that could meet your needs?



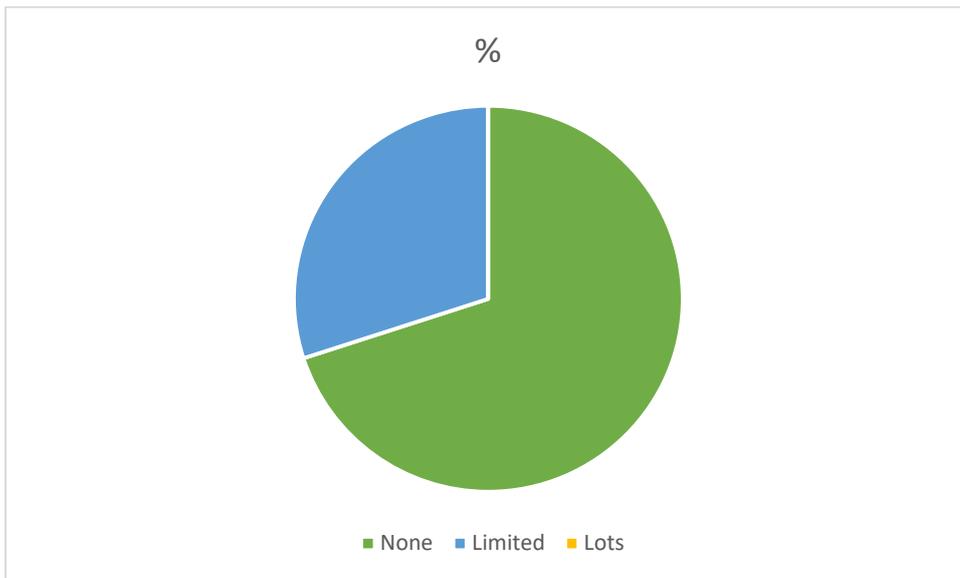
6.4 Most companies (80%) were not able to find anything else that met their needs.

Was there much choice of units in your preferred locations?



6.5 100% of those could not find anything in their preferred location.

Do you know of any similar units on the market at the moment?



6.6 Most (70%) didn't know of anything comparable on the market at the present time.

Conclusions

7.1 The findings of this analysis show that the following characteristics are essential components of the locational choices made by prospective Nano Park tenants:

- General location of the existing Nano Parks – close to motorways and main urban areas (90.9%)
- Location close to a motorway (100%)
- Proximity to staff- nearly all locally based (60%) but with significant numbers in the wider region (40%)- suggesting that good access to strategic roads is critical for labour supply.
- Proximity to customers- ranging from local to Global, with high levels of accessibility important for those with local to UK wide customer bases (100%)
- Proximity to other businesses (70%)

7.2 Other key factors are:

- Modern design and positive image (100%)
- Good quality environment for staff (100%)
- Environmental performance (60%)
- Flexible tenure, especially for newer businesses (70%)
- Space- most tenants were upsizing into these small units, suggesting that the Nano Parks are attracting both new and small businesses (75%)

7.3 It is also notable that some companies (27.3%) have moved area to access this type of property- which suggests a risk of business loss from a Local Authority area, where companies not able to find a comparable offer locally. It also shows that when the right product is available most would stay locally (45.5%).

7.4 Most were looking for new premises for a considerable period (70% looking for over 3 months) and were not able to find anything that could meet their needs in their preferred location (100%). Only 20% were able to find something which met their needs – but not in their preferred location.

Appendix 1: Questionnaire

Wappy Occupier Questionnaire: Nano Park

This a structured questionnaire which is being used to guide discussions with occupiers of existing Nano Park units, as well as any prospective tenants that are willing to share data. Where requested, the response will be anonymised.

	Question	Response
	General	
1	Why did you choose a Nano unit?	
2	What were the key characteristics that attracted you to the unit?	
3	What was more important to you: <ul style="list-style-type: none"> a. Location? b. Availability of a quality product? c. Flexibility of terms? d. Good customer and staff environment? 	
4	Where was your last building located?	
5	Why did you choose to move?	
6	Did you experience any business difficulties caused by the location of your last unit? (eg inability to expand; loss of business; difficulty securing new contracts; loss of staff; loss of customers due to image or ESG related issues?)	
A	Location	
7	How important was location as a factor in your choice?	
8	What factors guided your choice of location?	
9	How important is it to be near other businesses in your sector?	
10	How important is ease of physical access (ie transport) to other businesses in your sector?	
11	Does your location at a Nano park help you conduct business with your suppliers and customers?	
12	Is motorway access important?	
13	Why?	

14	Would a less accessible location be better or worse for your business?	
15	How would you feel about a nano product that was not accessible to a motorway (say 5mins drive time from the nearest junction)	
16	Generally, where are your customers located?	
17	Is motorway access an important factor in reaching your customer base?	
18	Where, generally, are your staff based?	
19	Is motorway access an important factor in reaching your employees?	
B	Environment	
20	How important is a quality environment (both the unit and the wider park / area) for your business?	
21	Does the quality of the environment affect attractiveness to your staff?	
22	Is a good quality environment important for your company image?	
23	Has your business been negatively affected by poor image resulting from your previous accommodation?	
24	Is the environmental performance of the business and it's property important for your customer's perception and sales?	
25	How important is a quality "front door" image for your business?	
26	How important is the quality and environment of the wider surroundings to your business?	
C	Terms and Tenure	
27	How important is flexibility in tenure for your business?	
28	Why?	
29	Was there anything with similar flexible terms available while	

	you were looking to move units?	
30	What did you think of the other units you looked at? Were the terms comparable, better or worse?	
31	Were there other units that had flexible terms of a suitable physical or environmental quality for your business needs (ie for staff wellbeing, customer needs and corporate image ?)	
D	Availability	
31	How long were you looking for a unit that met your needs?	
32	What choice did you have available for units that could meet your needs?	
33	Was there much choice of units in your preferred locations?	
34	Do you know of any similar units on the market at the moment?	

Appendix 2: Raw Results

Redacted

	Question	Response
	General	
1	Why did you choose a Nano unit?	New build units and access to motorway network.
2	What were the key characteristics that attracted you to the unit?	Self contained and ready to go unit with a perfect mix of warehouse and office. The perfect solution.
3	What was more important to you: a. Location? b. Availability of a quality product? c. Flexibility of terms? d. Good customer and staff environment?	Flexibility of terms and location.
4	Where was your last building located?	Honley
5	Why did you choose to move?	Needed office / warehouse combo with more space.
6	Did you experience any business difficulties caused by the location of your last unit? (eg inability to expand; loss of business; difficulty securing new contracts; loss of staff; loss of customers due to image or ESG related issues?)	Need for space, location
A	Location	
7	How important was location as a factor in your choice?	Very
8	What factors guided your choice of location?	Only considered new builds near motorway
9	How important is it to be near other businesses in your sector?	Not important
10	How important is ease of physical access (ie transport) to other businesses in your sector?	Not very
11	Does your location at a Nano park help you conduct business with your suppliers and customers?	Yes.
12	Is motorway access important?	Yes
13	Why?	Service engineers can visit customers quickly.
14	Would a less accessible location be better or worse for your business?	Much worse

15	How would you feel about a nano product that was not accessible to a motorway (say 5mins drive time from the nearest junction)	Would have considered if no other choice but location is perfect. Size also spot on.
16	Generally, where are your customers located?	UK wide
17	Is motorway access an important factor in reaching your customer base?	Yes
18	Where, generally, are your staff based?	Locally
19	Is motorway access an important factor in reaching your employees?	Very
B	Environment	
20	How important is a quality environment (both the unit and the wider park / area) for your business?	Very, both for customers and staff.
21	Does the quality of the environment affect attractiveness to your staff?	Yes
22	Is a good quality environment important for your company image?	Yes
23	Has your business been negatively affected by poor image resulting from your previous accommodation?	Yes
24	Is the environmental performance of the business and it's property important for your customer's perception and sales?	No
25	How important is a quality "front door" image for your business?	We like it but not fundamental.
26	How important is the quality and environment of the wider surroundings to your business?	
C	Terms and Tenure	
27	How important is flexibility in tenure for your business?	Not too important
28	Why?	
29	Was there anything with similar flexible terms available while you were looking to move units?	No
30	What did you think of the other units you looked at? Were the	Much worse. Also a great landlord helped us decide.

	terms comparable, better or worse?	
D	Availability	
31	How long were you looking for a unit that met your needs?	4 months
32	What choice did you have available for units that could meet your needs?	Nothing like this around, all alternatives too big and didn't offer the right space.
33	Was there much choice of units in your preferred locations?	
34	Do you know of any similar units on the market at the moment?	No

Redacted

	Question	Response
	General	
1	Why did you choose a Nano unit?	The location and access to motorway network.
2	What were the key characteristics that attracted you to the unit?	Style of the building, stonework, quality of finish and the location.
3	What was more important to you: a. Location? b. Availability of a quality product? c. Flexibility of terms? d. Good customer and staff environment?	Location is number 1 importance.
4	Where was your last building located?	New regional office for the area.
5	Why did you choose to move?	NA
6	Did you experience any business difficulties caused by the location of your last unit? (eg inability to expand; loss of business; difficulty securing new contracts; loss of staff; loss of customers due to image or ESG related issues?)	NA
A	Location	
7	How important was location as a factor in your choice?	Very.
8	What factors guided your choice of location?	Local to the Bradford area, the local business community and the motorway network.
9	How important is it to be near other businesses in your sector?	Competition, doesn't matter to us.
10	How important is ease of physical access (ie transport) to other businesses in your sector?	Very, and here it is excellent.
11	Does your location at a Nano park help you conduct business with your suppliers and customers?	Yes
12	Is motorway access important?	Yes
13	Why?	Ease of access.
14	Would a less accessible location be better or worse for your business?	Much worse.

15	How would you feel about a nano product that was not accessible to a motorway (say 5mins drive time from the nearest junction)	Would consider it but not as appealing.
16	Generally, where are your customers located?	Yorkshire
17	Is motorway access an important factor in reaching your customer base?	Yes
18	Where, generally, are your staff based?	Yes
19	Is motorway access an important factor in reaching your employees?	Yes
B	Environment	
20	How important is a quality environment (both the unit and the wider park / area) for your business?	Yes
21	Does the quality of the environment affect attractiveness to your staff?	Yes
22	Is a good quality environment important for your company image?	Yes
23	Has your business been negatively affected by poor image resulting from your previous accommodation?	NA
24	Is the environmental performance of the business and it's property important for your customer's perception and sales?	Yes
25	How important is a quality "front door" image for your business?	Very.
26	How important is the quality and environment of the wider surroundings to your business?	Very
C	Terms and Tenure	
27	How important is flexibility in tenure for your business?	Not very
28	Why?	We know what we need in medium term.
29	Was there anything with similar flexible terms available while you were looking to move units?	Had a plan B but we had our heart set on being here.
30	What did you think of the other units you looked at? Were the	Worse in every way.

	terms comparable, better or worse?	
D	Availability	
31	How long were you looking for a unit that met your needs?	5 months
32	What choice did you have available for units that could meet your needs?	None comparable.
33	Was there much choice of units in your preferred locations?	No
34	Do you know of any similar units on the market at the moment?	no

Redacted

	Question	Response
	General	
1	Why did you choose a Nano unit?	Location, access to motorway links.
2	What were the key characteristics that attracted you to the unit?	Design (very cool), the combination of office and warehouse, close to employees homes and motorway.
3	What was more important to you: a. Location? b. Availability of a quality product? c. Flexibility of terms? d. Good customer and staff environment?	Location
4	Where was your last building located?	Manchester, Eccles. Small office
5	Why did you choose to move?	Needed warehouse space along with office.
6	Did you experience any business difficulties caused by the location of your last unit? (eg inability to expand; loss of business; difficulty securing new contracts; loss of staff; loss of customers due to image or ESG related issues?)	Holding stock and materials.
A	Location	
7	How important was location as a factor in your choice?	Massively.
8	What factors guided your choice of location?	
9	How important is it to be near other businesses in your sector?	Key to our business
10	How important is ease of physical access (ie transport) to other businesses in your sector?	Very
11	Does your location at a Nano park help you conduct business with your suppliers and customers?	Yes, we are please for them to visit and invite them in.
12	Is motorway access important?	Yes
13	Why?	
14	Would a less accessible location be better or worse for your business?	Not as well.

15	How would you feel about a nano product that was not accessible to a motorway (say 5mins drive time from the nearest junction)	Wouldn't have picked it.
16	Generally, where are your customers located?	North East and West.
17	Is motorway access an important factor in reaching your customer base?	Yes
18	Where, generally, are your staff based?	Yorkshire
19	Is motorway access an important factor in reaching your employees?	Yes
B	Environment	
20	How important is a quality environment (both the unit and the wider park / area) for your business?	Really important. Friendly neighbours, Landlords are friendly and helpful, great environment to work in.
21	Does the quality of the environment affect attractiveness to your staff?	Yes, don't want to drive to a shit hole.
22	Is a good quality environment important for your company image?	Yes, it's the extra touches that make it great.
23	Has your business been negatively affected by poor image resulting from your previous accommodation?	No, didn't show anybody!
24	Is the environmental performance of the business and it's property important for your customer's perception and sales?	A bit
25	How important is a quality "front door" image for your business?	Massively. In our business, looking professional is very important.
26	How important is the quality and environment of the wider surroundings to your business?	
C	Terms and Tenure	
27	How important is flexibility in tenure for your business?	Not very
28	Why?	
29	Was there anything with similar flexible terms available while you were looking to move units?	No
30	What did you think of the other units you looked at? Were the	Inferior.

	terms comparable, better or worse?	
D	Availability	
31	How long were you looking for a unit that met your needs?	5 months
32	What choice did you have available for units that could meet your needs?	Non comparable.
33	Was there much choice of units in your preferred locations?	No
34	Do you know of any similar units on the market at the moment?	No

Redacted

	Question	Response
	General	
1	Why did you choose a Nano unit?	Proximity to the motorway, high quality newbuild, good security, small business rates relief.
2	What were the key characteristics that attracted you to the unit?	Modern look, great facilities, new and energy efficient units.
3	What was more important to you: a. Location? b. Availability of a quality product? c. Flexibility of terms? d. Good customer and staff environment?	Location, good landlords.
4	Where was your last building located?	Hilsham Ind Est, Low Moor.
5	Why did you choose to move?	End of lease, not secure and much older.
6	Did you experience any business difficulties caused by the location of your last unit? (eg inability to expand; loss of business; difficulty securing new contracts; loss of staff; loss of customers due to image or ESG related issues?)	No
A	Location	
7	How important was location as a factor in your choice?	Very important
8	What factors guided your choice of location?	As above
9	How important is it to be near other businesses in your sector?	NA
10	How important is ease of physical access (ie transport) to other businesses in your sector?	Very
11	Does your location at a Nano park help you conduct business with your suppliers and customers?	Yes
12	Is motorway access important?	Yes
13	Why?	Deliveries and access for customers.
14	Would a less accessible location be better or worse for your business?	Worse

15	How would you feel about a nano product that was not accessible to a motorway (say 5mins drive time from the nearest junction)	Not a deal breaker but would be less appealing.
16	Generally, where are your customers located?	UK wide
17	Is motorway access an important factor in reaching your customer base?	Yes
18	Where, generally, are your staff based?	Na
19	Is motorway access an important factor in reaching your employees?	Na
B	Environment	
20	How important is a quality environment (both the unit and the wider park / area) for your business?	New and secure with a modern feel.
21	Does the quality of the environment affect attractiveness to your staff?	
22	Is a good quality environment important for your company image?	
23	Has your business been negatively affected by poor image resulting from your previous accommodation?	
24	Is the environmental performance of the business and it's property important for your customer's perception and sales?	
25	How important is a quality "front door" image for your business?	Very, looks very professional to click and collect customers.
26	How important is the quality and environment of the wider surroundings to your business?	
C	Terms and Tenure	
27	How important is flexibility in tenure for your business?	
28	Why?	
29	Was there anything with similar flexible terms available while you were looking to move units?	
30	What did you think of the other units you looked at? Were the	

	terms comparable, better or worse?	
D	Availability	
31	How long were you looking for a unit that met your needs?	
32	What choice did you have available for units that could meet your needs?	
33	Was there much choice of units in your preferred locations?	
34	Do you know of any similar units on the market at the moment?	

Redacted

	Question	Response
	General	
1	Why did you choose a Nano unit?	Great location, well fitted out and perfect for all types of business.
2	What were the key characteristics that attracted you to the unit?	Modern design, well built, good landlord, good parking allocation.
3	What was more important to you: a. Location? b. Availability of a quality product? c. Flexibility of terms? d. Good customer and staff environment?	Quality and location.
4	Where was your last building located?	Bradford centre
5	Why did you choose to move?	Needed smaller premises.
6	Did you experience any business difficulties caused by the location of your last unit? (eg inability to expand; loss of business; difficulty securing new contracts; loss of staff; loss of customers due to image or ESG related issues?)	Previous building was listed so we couldn't modernise as we wished.
A	Location	
7	How important was location as a factor in your choice?	Very close to motorway and routes into city.
8	What factors guided your choice of location?	Access to motorway and city.
9	How important is it to be near other businesses in your sector?	NA
10	How important is ease of physical access (ie transport) to other businesses in your sector?	Partially.
11	Does your location at a Nano park help you conduct business with your suppliers and customers?	Yes, looks good and has good parking.
12	Is motorway access important?	Yes
13	Why?	Helps with our distribution.
14	Would a less accessible location be better or worse for your business?	Worse

15	How would you feel about a nano product that was not accessible to a motorway (say 5mins drive time from the nearest junction)	Ok but not as good
16	Generally, where are your customers located?	Bradford
17	Is motorway access an important factor in reaching your customer base?	Not number one but important.
18	Where, generally, are your staff based?	Leeds and Bradford
19	Is motorway access an important factor in reaching your employees?	Yes
B	Environment	
20	How important is a quality environment (both the unit and the wider park / area) for your business?	Very important.
21	Does the quality of the environment affect attractiveness to your staff?	Yes, very much.
22	Is a good quality environment important for your company image?	Yes
23	Has your business been negatively affected by poor image resulting from your previous accommodation?	Yes, our old building was not good for our image.
24	Is the environmental performance of the business and it's property important for your customer's perception and sales?	Yes
25	How important is a quality "front door" image for your business?	We need to look the part.
26	How important is the quality and environment of the wider surroundings to your business?	Somewhat
C	Terms and Tenure	
27	How important is flexibility in tenure for your business?	A bit
28	Why?	So we can expend in the future.
29	Was there anything with similar flexible terms available while you were looking to move units?	No
30	What did you think of the other units you looked at? Were the	Older, worse units and offices. Very poor.

	terms comparable, better or worse?	
D	Availability	
31	How long were you looking for a unit that met your needs?	Medium term, a few years.
32	What choice did you have available for units that could meet your needs?	Not many
33	Was there much choice of units in your preferred locations?	No
34	Do you know of any similar units on the market at the moment?	Very few if any.

Occupier Questionnaire: Nano Park

This a structured questionnaire which is being used to guide discussions with occupiers of existing Nano Park units, as well as any prospective tenants that are willing to share data. Where requested, the response will be anonymised.

	Question	Response
	General	
1	Why did you choose a Nano unit?	Nano Par, with the hybrid unit were perfect fit for our Laboratory / office
2	What were the key characteristics that attracted you to the unit?	Laboratory: the space was a perfect fit for our existing benches and the possibility of building the storage room. Office: the space and the natural light as well as high end specs. The unit presented itself smart and welcoming.
3	What was more important to you: a. Location? b. Availability of a quality product? c. Flexibility of terms? d. Good customer and staff environment?	The most important was the Availability and quality of product followed by the location.
4	Where was your last building located?	In Bradford, Bowling Old Lane
5	Why did you choose to move?	Contract ended and was not renewed.
6	Did you experience any business difficulties caused by the location of your last unit? (eg inability to expand; loss of business; difficulty securing new contracts; loss of staff; loss of customers due to image or ESG related issues?)	Our last business unit location was good but didn't present itself up to Clariant standard. The space available was getting tight with the business restructuring and it was time to look elsewhere with the contract coming to an end.
A	Location	
7	How important was location as a factor in your choice?	Location was important but not as important as available laboratory space. 8 out of 10.
8	What factors guided your choice of location?	Connected to motorways and main roads and amenities not far from previous location which wouldn't cause many changes to staffs commute to work.
9	How important is it to be near other businesses in your sector?	Not important.
10	How important is ease of physical access (ie transport) to other businesses in your sector?	Not important
11	Does your location at a Nano park help you conduct business with your suppliers and customers?	No.

12	Is motorway access important?	Yes.
13	Why?	To facilitate visits to customers and business partners
14	Would a less accessible location be better or worse for your business?	It wouldn't affect the day-to-day business.
15	How would you feel about a nano product that was not accessible to a motorway (say 5mins drive time from the nearest junction)	No issues at all.
16	Generally, where are your customers located?	All over UK and all around the world.
17	Is motorway access an important factor in reaching your customer base?	Yes, for UK customers.
18	Where, generally, are your staff based?	Leeds, York, Halifax
19	Is motorway access an important factor in reaching your employees?	Yes.
B	Environment	
20	How important is a quality environment (both the unit and the wider park / area) for your business?	Not fundamental but makes working at nano park Unit more enjoyable
21	Does the quality of the environment affect attractiveness to your staff?	Yes.
22	Is a good quality environment important for your company image?	Yes.
23	Has your business been negatively affected by poor image resulting from your previous accommodation?	No.
24	Is the environmental performance of the business and it's property important for your customer's perception and sales?	Yes.
25	How important is a quality "front door" image for your business?	Important for Company's high standard
26	How important is the quality and environment of the wider surroundings to your business?	Not fundamental but for the business itself but for overall image and the employees yes.
C	Terms and Tenure	
27	How important is flexibility in tenure for your business?	Important
28	Why?	Clariant is very dynamic company and having a tenure that adapts to the needs is important.

29	Was there anything with similar flexible terms available while you were looking to move units?	Yes, but none was perfect fit like Nano Park
30	What did you think of the other units you looked at? Were the terms comparable, better or worse?	The other business units we visited before Nano park did not present as smart, needed more work done to bring up to standard or were not a good match for for a laboratory space.
D Availability		
31	How long were you looking for a unit that met your needs?	Two weeks.
32	What choice did you have available for units that could meet your needs?	Universities, old mill building, workshop units, office space in shared office buildings...
33	Was there much choice of units in your preferred locations?	No.
34	Do you know of any similar units on the market at the moment?	No. these types of hybrid-units are perfect for laboratory / office space. In the market is shortage of spaces that are suitable for laboratories or that are flexible enough to allow necessary changes to the unit for extract systems etc.

Redacted

Occupier Questionnaire: Nano Park

This a structured questionnaire which is being used to guide discussions with occupiers of existing Nano Park units, as well as any prospective tenants that are willing to share data. Where requested, the response will be anonymised.

	Question	Response
	General	
1	Why did you choose a Nano unit?	We loved the office space and warehouse combo and that it was ready to go.
2	What were the key characteristics that attracted you to the unit?	The aesthetics, the stone and cladding doesn't make it look like your standard industrial units, which was a big seller.
3	What was more important to you: a. Location? b. Availability of a quality product? c. Flexibility of terms? d. Good customer and staff environment?	The location of the unit next to the M62/M1 is a real saver for us for loading and re-loading for events. The secure yard, neighbours and responsive landlords make a lovely working environment.
4	Where was your last building located?	Aggbrigg.
5	Why did you choose to move?	Too far from the centre and motorway links and needed a bigger/combined space.
6	Did you experience any business difficulties caused by the location of your last unit? (eg inability to expand; loss of business; difficulty securing new contracts; loss of staff; loss of customers due to image or ESG related issues?)	The commuting time was a large factor and we outgrew our previous unit in terms of space and business needs.
A	Location	
7	How important was location as a factor in your choice?	Very, more central.
8	What factors guided your choice of location?	Location was key.
9	How important is it to be near other businesses in your sector?	N/A
10	How important is ease of physical access (ie transport) to other businesses in your sector?	Very, we're always on the road.
11	Does your location at a Nano park help you conduct business	Yes, the motorway links and space allow us to look at act like a professional operation.

	with your suppliers and customers?	
12	Is motorway access important?	Yes.
13	Why?	Motorway links, ease of transporting products.
14	Would a less accessible location be better or worse for your business?	Yes.
15	How would you feel about a nano product that was not accessible to a motorway (say 5mins drive time from the nearest junction)	It wouldn't of worked for us personally.
16	Generally, where are your customers located?	1hr 20 radius of Yorkshire.
17	Is motorway access an important factor in reaching your customer base?	Yes.
18	Where, generally, are your staff based?	Locally.
19	Is motorway access an important factor in reaching your employees?	It's helpful.
B	Environment	
20	How important is a quality environment (both the unit and the wider park / area) for your business?	Secure professional looking environment.
21	Does the quality of the environment affect attractiveness to your staff?	Not overly, but it's nice to have such a lovely working environment.
22	Is a good quality environment important for your company image?	Yes, we look professional.
23	Has your business been negatively affected by poor image resulting from your previous accommodation?	No.
24	Is the environmental performance of the business and it's property important for your customer's perception and sales?	No.
25	How important is a quality "front door" image for your business?	Not so, our customers don't really see our premises.
26	How important is the quality and environment of the wider surroundings to your business?	Nice to have friendly professional neighbours.
C	Terms and Tenure	
27	How important is flexibility in tenure for your business?	Very.

28	Why?	Flexibility of terms for new/start-up businesses.
29	Was there anything with similar flexible terms available while you were looking to move units?	Nothing we were aware of.
30	What did you think of the other units you looked at? Were the terms comparable, better or worse?	Grim, unprofessional looking, required money to equip them to a standard we required.
D	Availability	
31	How long were you looking for a unit that met your needs?	6 months.
32	What choice did you have available for units that could meet your needs?	Nothing.
33	Was there much choice of units in your preferred locations?	Nothing this side of Wakefield, where we wanted to be.
34	Do you know of any similar units on the market at the moment?	The Arches, it wasn't as nice.

Redacted

Occupier Questionnaire: Nano Park

This a structured questionnaire which is being used to guide discussions with occupiers of existing Nano Park units, as well as any prospective tenants that are willing to share data. Where requested, the response will be anonymised.

	Question	Response
	General	
1	Why did you choose a Nano unit?	It was an excellent split of Office and warehouse space and the landlords were really responsive, which is why we've taken more space with them.
2	What were the key characteristics that attracted you to the unit?	The uniqueness of the unit, it's very aesthetically pleasing and a prime product to bring clients to.
3	What was more important to you: <ul style="list-style-type: none"> a. Location? b. Availability of a quality product? c. Flexibility of terms? d. Good customer and staff environment? 	All are equally important which are captured nicely by the niche market of your Nano product and its accessibility to the M62/m1 corridor.
4	Where was your last building located?	A cabin in our back garden.
5	Why did you choose to move?	We outgrew it.
6	Did you experience any business difficulties caused by the location of your last unit? (eg inability to expand; loss of business; difficulty securing new contracts; loss of staff; loss of customers due to image or ESG related issues?)	Yes, we had customers wanting us to develop their business and manage more aspects for them, but we didn't have the capacity or the business image to invite them to our garden shed to discuss.
A	Location	
7	How important was location as a factor in your choice?	A big factor, we a prime location.
8	What factors guided your choice of location?	The premium branding, and aesthetics making a modern workspace.
9	How important is it to be near other businesses in your sector?	Its nice to be on a Tech Park and useful for marketing, but it wouldn't affect our business.
10	How important is ease of physical access (ie transport) to other businesses in your sector?	Not majorly important as we are more office based, however we'd love to expand on that now we have the facility.
11	Does your location at a Nano park help you conduct business with your suppliers and customers?	Yes, we have a better working environment, a modern professional approach which looks like we mean business.

12	Is motorway access important?	Useful to me on the M62/M1 corridor.
13	Why?	For networking.
14	Would a less accessible location be better or worse for your business?	Wouldn't impact us short term, however, were in this unit for the long term and we have plans to expand.
15	How would you feel about a nano product that was not accessible to a motorway (say 5mins drive time from the nearest junction)	Its not a deal breaker, but the Nano units are known for the ease of motorway access.
16	Generally, where are your customers located?	Worldwide
17	Is motorway access an important factor in reaching your customer base?	Not at the moment.
18	Where, generally, are your staff based?	Locally within a 10 mile radius.
19	Is motorway access an important factor in reaching your employees?	It's useful not a major factor.
B	Environment	
20	How important is a quality environment (both the unit and the wider park / area) for your business?	The park itself looks really smart and secure, which is a big selling factor.
21	Does the quality of the environment affect attractiveness to your staff?	Yes, nobody wants to work in a dated grim shed in our high-tech market.
22	Is a good quality environment important for your company image?	Yes, it's all about image.
23	Has your business been negatively affected by poor image resulting from your previous accommodation?	Yes, it slowed our business down, we hadn't the space to operate.
24	Is the environmental performance of the business and it's property important for your customer's perception and sales?	Yes, we didn't want to be on a run-down industrial estate, near a scrap yard, image is very important and we need to look professional.
25	How important is a quality "front door" image for your business?	Very, the Nano units ticked every box of the professional modern look we wanted.
26	How important is the quality and environment of the wider surroundings to your business?	Its nice that they have put effort into making the surrounding industrial units look equally smart.
C	Terms and Tenure	
27	How important is flexibility in tenure for your business?	The flexible lease terms made the signing the deal easier.
28	Why?	we have options if we got into trouble.

29	Was there anything with similar flexible terms available while you were looking to move units?	Nothing that offered the combination of space like a Nano Park, it was all mezzanines or units which required a lot of money spending on them to get the same space.
30	What did you think of the other units you looked at? Were the terms comparable, better or worse?	They were grim, run-down, not well maintained.
D	Availability	
31	How long were you looking for a unit that met your needs?	15 months, wed seen these being built and knew we wanted one.
32	What choice did you have available for units that could meet your needs?	Nothing that offered the space we have; they were all dated and required a lot of fit out upfront.
33	Was there much choice of units in your preferred locations?	None
34	Do you know of any similar units on the market at the moment?	Similar by Xscape I think.

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Occupier Questionnaire: Nano Park

This a structured questionnaire which is being used to guide discussions with occupiers of existing Nano Park units, as well as any prospective tenants that are willing to share data. Where requested, the response will be anonymised.

	Question	Response
	General	
1	Why did you choose a Nano unit?	The combo factor of office space and warehouse, plus there was little setup required.
2	What were the key characteristics that attracted you to the unit?	The Aesthetics of the unit, you've clearly put a lot of thought into the look of the Nano Parks.
3	What was more important to you: a. Location? b. Availability of a quality product? c. Flexibility of terms? d. Good customer and staff environment?	We wanted a good image for our clients to attend with their high-end cars, a dull, tired unit wouldn't provide the image we require.
4	Where was your last building located?	Morley
5	Why did you choose to move?	We wanted a bigger more suitable premises.
6	Did you experience any business difficulties caused by the location of your last unit? (eg inability to expand; loss of business; difficulty securing new contracts; loss of staff; loss of customers due to image or ESG related issues?)	We were unable to expand and provide the customer image we required.
A	Location	
7	How important was location as a factor in your choice?	Very, we needed ease of location for our clients.
8	What factors guided your choice of location?	Secure compound, visually pleasing and ready to move in.
9	How important is it to be near other businesses in your sector?	N/A
10	How important is ease of physical access (ie transport) to other businesses in your sector?	Very for materials and supplies.
11	Does your location at a Nano park help you conduct business with your suppliers and customers?	Yes, we look like a professional operation.

12	Is motorway access important?	Yes, ease of finding us.
13	Why?	Motorway links, not too far off the junction.
14	Would a less accessible location be better or worse for your business?	Worse.
15	How would you feel about a nano product that was not accessible to a motorway (say 5mins drive time from the nearest junction)	We'd of still been interested as we like the image you provide.
16	Generally, where are your customers located?	Uk
17	Is motorway access an important factor in reaching your customer base?	Ideal base for customers to reach.
18	Where, generally, are your staff based?	10 mile radius.
19	Is motorway access an important factor in reaching your employees?	It's helpful.
B	Environment	
20	How important is a quality environment (both the unit and the wider park / area) for your business?	It's important the units round us are visually appealing as well as our unit.
21	Does the quality of the environment affect attractiveness to your staff?	The gated community, secure parking and space is a bonus with our staff.
22	Is a good quality environment important for your company image?	Yes, nobody wants to work in a grim, dusty unit, its not good for business.
23	Has your business been negatively affected by poor image resulting from your previous accommodation?	Yes.
24	Is the environmental performance of the business and it's property important for your customer's perception and sales?	Yes, we didn't want to be on a run-down industrial estate, near a scrap yard, image is very important, and we need to look professional.
25	How important is a quality "front door" image for your business?	Yes, we look professional and that we mean business.
26	How important is the quality and environment of the wider surroundings to your business?	Good neighbours, professional business park, not backyard dodgy businesses surrounding us.
C	Terms and Tenure	
27	How important is flexibility in tenure for your business?	Quite.
28	Why?	We're reachable, not rural.

29	Was there anything with similar flexible terms available while you were looking to move units?	Nothing without a huge fitout required, we loved the fact that this was ready to move into.
30	What did you think of the other units you looked at? Were the terms comparable, better or worse?	Grim, unprofessional looking, required money to equip them to a standard we required.
D	Availability	
31	How long were you looking for a unit that met your needs?	12 months.
32	What choice did you have available for units that could meet your needs?	Nothing.
33	Was there much choice of units in your preferred locations?	No.
34	Do you know of any similar units on the market at the moment?	We've never seen anything like these around.

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Occupier Questionnaire: Nano Park

This a structured questionnaire which is being used to guide discussions with occupiers of existing Nano Park units, as well as any prospective tenants that are willing to share data. Where requested, the response will be anonymised.

	Question	Response
	General	
1	Why did you choose a Nano unit?	The convenience of no set up works, it was the perfect start up building.
2	What were the key characteristics that attracted you to the unit?	The combination of space, being separate and not just a mezzanine, its visually attractive and has excellent security.
3	What was more important to you: a. Location? b. Availability of a quality product? c. Flexibility of terms? d. Good customer and staff environment?	The location and the availability of the product.
4	Where was your last building located?	Benton Business Park.
5	Why did you choose to move?	We merged 2/3 businesses together.
6	Did you experience any business difficulties caused by the location of your last unit? (eg inability to expand; loss of business; difficulty securing new contracts; loss of staff; loss of customers due to image or ESG related issues?)	N/A
A	Location	
7	How important was location as a factor in your choice?	We wanted to be in Wakefield, the sites location was a bonus.
8	What factors guided your choice of location?	Location
9	How important is it to be near other businesses in your sector?	It's useful to be near our suppliers.
10	How important is ease of physical access (ie transport) to other businesses in your sector?	Very.
11	Does your location at a Nano park help you conduct business with your suppliers and customers?	Yes, professional looking unit., we look like we mean business and can invite people to the unit.

12	Is motorway access important?	Yes.
13	Why?	Beneficial to staff and customers.
14	Would a less accessible location be better or worse for your business?	Slightly, the ease of motorway links is appealing.
15	How would you feel about a nano product that was not accessible to a motorway (say 5mins drive time from the nearest junction)	Not overly affected, its more about the look of the unit and ease of finding us.
16	Generally, where are your customers located?	Nationally.
17	Is motorway access an important factor in reaching your customer base?	People travel to us.
18	Where, generally, are your staff based?	Locally.
19	Is motorway access an important factor in reaching your employees?	Helpful, but not a big deciding factor.
B	Environment	
20	How important is a quality environment (both the unit and the wider park / area) for your business?	Not overly.
21	Does the quality of the environment affect attractiveness to your staff?	It's nice to have a professional, modern workspace.
22	Is a good quality environment important for your company image?	Yes, they like that its secure and we look professional.
23	Has your business been negatively affected by poor image resulting from your previous accommodation?	No we merged.
24	Is the environmental performance of the business and it's property important for your customer's perception and sales?	No.
25	How important is a quality "front door" image for your business?	It's all about appearance and how were perceived.
26	How important is the quality and environment of the wider surroundings to your business?	Nice to have friendly professional neighbours, we've even used some of them for blinds etc in our unit.
C	Terms and Tenure	
27	How important is flexibility in tenure for your business?	Very.
28	Why?	The landlords are very attentive provide flexible lease terms.

29	Was there anything with similar flexible terms available while you were looking to move units?	No.
30	What did you think of the other units you looked at? Were the terms comparable, better or worse?	Un-modern and in several states of disrepair.
D	Availability	
31	How long were you looking for a unit that met your needs?	3 months.
32	What choice did you have available for units that could meet your needs?	Nothing.
33	Was there much choice of units in your preferred locations?	No.
34	Do you know of any similar units on the market at the moment?	Nothing providing the same type of space as a Nano.

Occupier Questionnaire: Nano Park

This a structured questionnaire which is being used to guide discussions with occupiers of existing Nano Park units, as well as any prospective tenants that are willing to share data. Where requested, the response will be anonymised.

	Question	Response
	General	
1	Why did you choose a Nano unit?	Nano Par, with the hybrid unit were perfect fit for our Laboratory / office
2	What were the key characteristics that attracted you to the unit?	Laboratory: the space was a perfect fit for our existing benches and the possibility of building the storage room. Office: the space and the natural light as well as high end specs. The unit presented itself smart and welcoming.
3	What was more important to you: a. Location? b. Availability of a quality product? c. Flexibility of terms? d. Good customer and staff environment?	The most important was the Availability and quality of product followed by the location.
4	Where was your last building located?	In Bradford, Bowling Old Lane
5	Why did you choose to move?	Contract ended and was not renewed.
6	Did you experience any business difficulties caused by the location of your last unit? (eg inability to expand; loss of business; difficulty securing new contracts; loss of staff; loss of customers due to image or ESG related issues?)	Our last business unit location was good but didn't present itself up to Clariant standard. The space available was getting tight with the business restructuring and it was time to look elsewhere with the contract coming to an end.
A	Location	
7	How important was location as a factor in your choice?	Location was important but not as important as available laboratory space. 8 out of 10.
8	What factors guided your choice of location?	Connected to motorways and main roads and amenities not far from previous location which wouldn't cause many changes to staffs commute to work.
9	How important is it to be near other businesses in your sector?	Not important.
10	How important is ease of physical access (ie transport) to other businesses in your sector?	Not important
11	Does your location at a Nano park help you conduct business with your suppliers and customers?	No.

12	Is motorway access important?	Yes.
13	Why?	To facilitate visits to customers and business partners
14	Would a less accessible location be better or worse for your business?	It wouldn't affect the day-to-day business.
15	How would you feel about a nano product that was not accessible to a motorway (say 5mins drive time from the nearest junction)	No issues at all.
16	Generally, where are your customers located?	All over UK and all around the world.
17	Is motorway access an important factor in reaching your customer base?	Yes, for UK customers.
18	Where, generally, are your staff based?	Leeds, York, Halifax
19	Is motorway access an important factor in reaching your employees?	Yes.
B	Environment	
20	How important is a quality environment (both the unit and the wider park / area) for your business?	Not fundamental but makes working at nano park Unit more enjoyable
21	Does the quality of the environment affect attractiveness to your staff?	Yes.
22	Is a good quality environment important for your company image?	Yes.
23	Has your business been negatively affected by poor image resulting from your previous accommodation?	No.
24	Is the environmental performance of the business and it's property important for your customer's perception and sales?	Yes.
25	How important is a quality "front door" image for your business?	Important for Company's high standard
26	How important is the quality and environment of the wider surroundings to your business?	Not fundamental but for the business itself but for overall image and the employees yes.
C	Terms and Tenure	
27	How important is flexibility in tenure for your business?	Important
28	Why?	Clariant is very dynamic company and having a tenure that adapts to the needs is important.

29	Was there anything with similar flexible terms available while you were looking to move units?	Yes, but none was perfect fit like Nano Park
30	What did you think of the other units you looked at? Were the terms comparable, better or worse?	The other business units we visited before Nano park did not present as smart, needed more work done to bring up to standard or were not a good match for for a laboratory space.
D Availability		
31	How long were you looking for a unit that met your needs?	Two weeks.
32	What choice did you have available for units that could meet your needs?	Universities, old mill building, workshop units, office space in shared office buildings...
33	Was there much choice of units in your preferred locations?	No.
34	Do you know of any similar units on the market at the moment?	No. these types of hybrid-units are perfect for laboratory / office space. In the market is shortage of spaces that are suitable for laboratories or that are flexible enough to allow necessary changes to the unit for extract systems etc.

Appendix 3: Analysis

Nevo Park Tenant Questionnaire - Data Analysis

Question	Proposed Response - Breakfast					Proposed Response - Warehouse					Analysis	
	Response	Count	%	Count	%	Response	Count	%	Count	%	Count	%
1. Why did you choose a Nevo park? (Select all that apply)	Location	1	100%								1	100%
2. What were the key characteristics that attracted you to the unit?	Unit condition	1	100%								1	100%
3. What was most important to you?	Availability of a quality product	1	100%								1	100%
4. Where was your last building located?	Other	1	100%								1	100%
5. Why did you choose to move?	Location	1	100%								1	100%
6. How important was business difficulties caused by the location of your last unit?	Very important	1	100%								1	100%
7. How important was location as a factor in your choice?	Very important	1	100%								1	100%
8. What factors guided your choice of location?	Proximity to other businesses	1	100%								1	100%
9. How important is it to be near other businesses in your sector?	Very important	1	100%								1	100%
10. How important is ease of physical access to your business?	Very important	1	100%								1	100%
11. Does your location at a Nevo park help your business with your suppliers and customers?	Yes	1	100%								1	100%
12. Is proximity to other businesses important?	Very important	1	100%								1	100%
13. Access to other businesses in your sector?	Very important	1	100%								1	100%
14. Would a less accessible location be better or worse for your business?	Worse	1	100%								1	100%
15. How would you feel about a name (product) that was not accessible to a customer base from the area?	Very important	1	100%								1	100%
16. Generally, where are your customers located?	Local	1	100%								1	100%
17. In restaurants access an important factor in making your customer base?	Yes	1	100%								1	100%
18. Where, generally, are your staff based?	Local	1	100%								1	100%
19. In restaurants access an important factor in making your employees?	Yes	1	100%								1	100%
20. How important is a quality environment (both the unit and the wider park) area for your business?	Very important	1	100%								1	100%
21. Does the quality of the environment affect attractiveness to your staff?	Very important	1	100%								1	100%
22. Is good quality environment important for your company image?	Very important	1	100%								1	100%
23. Has your business been negatively affected by poor image associated with your premises environment?	Yes	1	100%								1	100%
24. Is the environmental performance of the business and its property important for your customer's perception and sales?	Very important	1	100%								1	100%
25. How important is a quality "front door" image for your business?	Very important	1	100%								1	100%
26. How important is the quality and environment of the wider surroundings for your business?	Very important	1	100%								1	100%
27. How important is flexibility in terms for your business?	Very important	1	100%								1	100%
28. How important is the location of your business?	Very important	1	100%								1	100%
29. How long were you looking for a unit last time you moved?	1-3 months	1	100%								1	100%
30. What advice did you have available for units that could meet your needs?	Very important	1	100%								1	100%
31. How much choice of units in your preferred location?	Very important	1	100%								1	100%
32. Do you know of any other units on the market at the moment?	Yes	1	100%								1	100%

