
Planning Statement

Land off Elizabeth Street, Cheetham Hill, Manchester.

Demolition of Existing Buildings and Erection of New Industrial & Logistics Warehouse Units (Class B2 / B8), Including Ancillary Offices and Trade Counters, along with all Associated Works, Landscaping and Revised Access Arrangement from Elizabeth Street.

Kier Trade City LLP

Planning Statement

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1. Introduction

Introduction

- 1.1. This Planning Statement has been prepared by Savills (UK) Limited, on behalf of Kier Trade City LLP, in respect of an application which proposes the demolition of existing buildings and the erection of new industrial and logistics warehouse units (Classes B2 & B8), including all associated works, landscaping and revised access arrangements from Elizabeth Street, in Cheetham Hill.
- 1.2. The proposed development will deliver modern, high quality industrial and logistics floorspace in Kier's 'Trade City' format, which is a highly successful form of employment development well-suited to the needs of both local and national occupiers. As a result, the proposal will generate significant employment growth and contribute positively to the economic development of the wider Cheetham Hill area. It fully accords with objectives to deliver sustainable economic growth.
- 1.3. Informal pre-application discussions in relation to the proposal commenced in May 2021, with formal discussions taking place with Planning Officer Jennifer Atkinson from October. Further discussions in the lead up to the submission of the application were undertaken in January 2022. During those discussions, the principle of the development of the Site for economic uses was confirmed to be acceptable and the requisite submission documents confirmed.
- 1.4. This Statement and the suite of accompanying documents provide a robust assessment of the application in relation to relevant planning policies and any other material considerations to assist the LPA's determination of the application. The assessment demonstrates that the proposal is acceptable in all regards and that outline permission should be granted.

The Principal Issues

- 1.5. The principal issues are whether the proposal accords with the development plan and material considerations on the following matters:

1. Whether the principle of the development accords with the development plan?
 2. Whether the proposal accords with national Government policy contained within the National Planning Policy Framework ('**NPPF**'), including the need to secure sustainable economic growth?
 3. Whether the proposal accords with local and national policies relating to sustainability matters?
 4. Whether the proposal accords with various development management policies, particularly those relating to transport and design matters?
- 1.6. The existing development plan and material considerations, including the NPPF and Planning Practice Guidance ('**PPG**'), provide the local and national Government's policies and guidance addressing the above issues.
- 1.7. In this case, the proposal accords with the adopted development plan. That is, it complies with local policies relating to employment use, economic development, natural environment, highways, design and sustainability matters. Where this is the case, the full weight of Section 38(6) of the Planning and Compulsory Purchase Act applies, unless material considerations indicate otherwise.
- 1.8. The relevant material considerations also indicate that permission should be granted, as the proposal accords with the NPPF and PPG. As the proposal accords with the NPPF, it benefits from the presumption in favour of sustainable development.

The Case for the Proposal

- 1.9. The case for the proposal is that it:
1. Is positive investment in Cheetham Hill which has previously identified by the LPA as being suitable for economic development purposes. The proposal contributes towards local and national Government agendas to promote sustainable economic growth.
 2. Provides high quality, modern employment floorspace which is suited to the needs of both local businesses and large national operators.
 3. Generates significant new employment positions.

4. Provides for the redevelopment of a vacant, brownfield site, which introduces new employment uses into a highly accessible urban location in close proximity to a variety of local amenities.
5. Revives the appearance of a derelict site with severe contamination and which experiences ongoing anti-social behaviour issues.
6. Greatly improves the accessibility of the Site, and provides a development which will be accessible by a range of active and public transport modes.
7. Is of a very high quality of physical design and appearance.
8. Mitigates against on-site tree loss and results in a net positive benefit upon green infrastructure;
9. Uses energy efficiently and utilise low carbon / renewable technologies.
10. Is resilient to Climate Change.
11. Acts as a catalyst for further investment and redevelopment in Cheetham Hill.
12. Is acceptable in all regards.

1.10. It follows that the proposal will secure a high standard of socially, environmentally and economically sustainable development. As confirmed in the NPPF, the achievement of sustainable development is the primary goal of the planning system.

Structure of this Statement

1.11. In order to comprehensively assess the proposed development against the relevant planning policies, the remaining sections of this Statement are structured as follows:

Section 2.0	Site Context
Section 3.0	Proposed Development
Section 4.0	Review of Planning Policy
Section 5.0	Securing Sustainable Development
Section 6.0	Assessment of the Proposal

1.12. We set out in **Section 7.0** our Summary and Conclusions that the proposed development accords with the development plan and all other material considerations.

2. Site Context

The Site & Surroundings

- 2.1. The application site (which measures 1.9 hectares) is located to the south of Elizabeth Street, in Cheetham Hill, approximately 1.5 km to the north of Manchester city centre (the 'Site'). The majority of the Site is currently derelict brownfield land, but also includes two derelict warehouse units along the north-east frontage to Elizabeth Street. The precise location and extent of the Site is illustrated on Drawing Ref: 21039-FRA-XX-00-DR-A-10-0001 – Site Location Plan.
- 2.2. The Site has a long history of use for industrial and commercial uses, dating back to at least the late 1800s, when William Higgins & Son operated a brickworks from the Site. Evidence of the brickworks is clearly apparent from historic mapping (see Design & Access Statement) as well as the physical presence of clay pits which remain at the Site to this day.
- 2.3. Vehicular access to the Site is currently made via a narrow and un-adopted road off Elizabeth Street (Bridcam Street) which has fallen into a state of disrepair. This existing arrangement means that access to the site is very limited, which is assumed to be a major contributing factor which has prevented meaningful redevelopment coming forward at the Site, despite the fact that it has remained without an economically productive use for the few decades.
- 2.4. The Site is irregular in shape and predominantly features a combination of overgrown scrub and broken hardstanding. Significant areas of the site of Japanese Knotweed is also present, mainly concentrated around the northwest and south east borders of the Site. A row of mature poplar trees is present on both the east and west borders of the Site, which are visible from surrounding areas and which provide a physical buffer to surrounding land uses.
- 2.5. The Site is surrounded by other commercial and employment uses to the north-east, south-east and south-west, with a residential apartment block (St David's Court) to the north-east. Further to the north lie the residential areas of Cheetham Hill. Manchester Fort Shopping Park, one of the City's largest out of the centre

retail destinations is located 250m to the east on Cheetham Hill Road, which connects the Site with the city centre.

- 2.6. The Council's Proposals Map illustrates that the Site is located within a defined 'Economic Improvement Area'. It identifies Cheetham Hill as a principal location for employment, in which Council will encourage development which generates a high level of economic activity.

Planning History

- 2.7. Whilst we are aware from historical mapping that the Site was previously the location of a brickworks, the history of that development long predates modern planning legislation and, as a consequence, there is very little information available concerning the use of the Site for those purposes.
- 2.8. On 17 May 1976, outline planning permission was granted for the erection of two wholesale warehouses with offices (Planning Permission: F04517). Subsequently, on 9 August 1976, outline planning permission was granted for the erection of two warehouses or cash and carry premises with offices (Planning Permission: F05176). Each of these permissions relate to land at the northern side of the site, wherein two derelict warehouse units remain.
- 2.9. On 4 June 1979, permission was granted for an extension to form a wheel store in a car breakers yard at the Site (Planning Permission: F11127) (the '**1979 Permission**'). The 1979 Permission relates to the main body of the site, which we understand was in use as a breaker's yard for a number of years.
- 2.10. The above history clearly demonstrates that the Local Planning Authority ('**LPA**') has previously confirmed that the development of the Site for employment uses is acceptable. Additionally, the surrounding context and approval of similar permissions within the area are evidence for the compatibility of the development within the vicinity.

3. The Proposed Development

3.1. The application seeks planning permission for the demolition of existing buildings and erection of new industrial and logistics (Class B2 & B8) warehouse units, including all associated landscaping and provision of revised access arrangements. The proposed development comprises approximately 8,118 sq. m (GIA) of Class B2/B8 floorspace and is shown on Drawing Ref: 21039-FRA-XX-XX-DR-A-10-0003 – Proposed Site Plan. Table 1 outlines the floorspace areas within each of the proposed units.

	Schedule of Areas	GIA	
Unit 1	Ground Floor Total	3,400 sqft 3,400 sqft	316 sqm 316 sqm
Unit 2	Ground Floor Mezzanine Total	14,000 sqft 1,400 sqft 15,400 sqft	1,301 sqm 130 sqm 1,431 sqm
Unit 3	Ground Floor Mezzanine Total	20,500 sqft 2,050 sqft 22,550 sqft	1,904 sqm 190 sqm 2,094 sqm
Unit 4	Ground Floor Mezzanine Total	4,844 sqft 1,086 sqft 5,930 sqft	450 sqm 101 sqm 551 sqm
Unit 5	Ground Floor Mezzanine Total	4,844 sqft 1,086 sqft 5,930 sqft	450 sqm 101 sqm 551 sqm
Unit 6	Ground Floor Mezzanine Total	7,000 sqft 1,569 sqft 8,569 sqft	650 sqm 146 sqm 796 sqm
Unit 7	Ground Floor Mezzanine Total	5,500 sqft 1,249 sqft 6,749 sqft	511 sqm 116 sqm 627 sqm
Unit 8	Ground Floor Mezzanine Total	5,500 sqft 1,249 sqft 6,749 sqft	511 sqm 116 sqm 627 sqm
Unit 9	Ground Floor Mezzanine Total	11,000 sqft 1,100 sqft 12,100 sqft	1,022 sqm 102 sqm 1,124 sqm
	TOTAL	87,377 sqft	8,118 sqm

Table 1 – Schedule of Areas

3.2. The proposed development will result in the provision of an industrial warehousing 'Trade City' park, with units of varying sizes which will provide high quality accommodation, which will support a range of e local, regional and national operators. The proposed flexible use will ensure that the floorspace can be used for a range of industrial and logistics uses, in order to maximise the potential for suitable operators to be accommodated at the site, thereby maximising the potential for economic growth and job creation.

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- 3.3. Included with this submission at **Appendix 1** is a brochure prepared by Kier Property which provides additional detail and information on its industrial properties, including the 'Trade City' format. The brochure demonstrates the quality of the accommodation and range of uses which have been successfully delivered at other locations across the UK – such as Winsford, Luton, Thurrock, Reading and Sydenham). Those existing schemes demonstrate that Kier's Trade City schemes attract a range of different occupiers, including:

Occupier Type	Occupiers
Local	Ross Care, Gemco, Evolution Ceramics, Euro Taste, Ether Worldwide, Valentte, Grant and Stone,
National	Screwfix, Toolstation, Travis Perkins, Edmundson Electrical, City Plumbing
International	Dnata, GoPuff, British Red Cross

Table 2 – Occupiers in Existing 'Trade City' Developments

- 3.4. Included at **Appendix 2** is a summary of known occupier requirements for this type of floorspace, in Manchester, which demonstrates a variety of local and national interest. It follows that Kier's Trade City format will deliver floorspace which is in high demand by a range of potential occupiers.
- 3.5. Given the nature of the proposals, provision is sought for use in Classes B2 and/ or B8 in order to allow flexibility for potential future occupiers. In addition, each of the proposed units will include provision for ancillary office floorspace at mezzanine level, as well as an allowance for ancillary trade counters (which will only be used in connection with the primary tenant).
- 3.6. The proposals include scope for the demolition of two derelict warehouse units adjacent to Elizabeth Street and provision of a replacement unit (Unit 1) in this location. The demolition of the warehouse units is required in order to facilitate the provision of a remodelled and formalised junction with Elizabeth Street and enable large delivery vehicles to access the main body of the Site.
- 3.7. The proposed development has been carefully designed to achieve a high standard of environmental and social sustainability, including an objective to achieve BREEAM 'Excellent' certification, in addition to an EPC 'A' Rating for each of the units.

4. Review of Relevant Planning Policy

Introduction

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 directs LPAs to determine planning applications in accordance with the policies of the development plan, unless material considerations indicate otherwise.
- 4.2 The starting point for the consideration of a proposal is an assessment against the development plan. If a development accords with the plan, and it is up-to-date, then the decision should be to grant planning permission unless material considerations indicate otherwise. The NPPF and PPG are material considerations. The NPPF is the Government's national planning policies that development plans are supposed to accord with and the PPG sets out how the Secretary of State expects national planning policies to be applied.

The Development Plan

- 4.3 The comprising documents of the adopted development plan are:
- The Core Strategy (adopted July 2012) (the '**Core Strategy**'); and
 - The saved policies of the Unitary Development Plan (adopted 1995) (the '**UDP**').
- 4.4 The Core Strategy is the key document guiding development around the city. The key policies to consider in relation to this planning application are:
- Policy EC3 – Regional Centre
 - Policy EC4 – North Manchester
 - Policy CC5 – Transport
 - Policy CC9 – Design and Heritage
 - Policy T1 – Sustainable Transport

- Policy T2 – Accessible Areas of Opportunity and Need
- Policy EN1 – Design Principles and Character Areas
- Policy EN4 – Reducing Emissions & Low / Zero Carbon Development
- Policy EN6 – Target Framework for CO² Reductions
- Policy EN8 – Adaptation to Climate Change
- Policy EN9 – Green Infrastructure
- Policy EN14 – Flood Risk
- Policy EN15 – Biodiversity and Geological Conservation
- Policy EN16 – Air Quality
- Policy EN17 – Water Quality
- Policy EN18 – Ground Contamination

4.5 Policy EC3 of the Core Strategy highlights development for employment generating uses will be encouraged. In addition, Policy EC4 of the Core Strategy states that North Manchester is expected to provide approximately 14 ha of employment land and identifies key development opportunities in the area. Cheetham Hill is identified as one of these development opportunity areas.

4.6 Whilst the majority of the policies in the UDP have been replaced by the Core Strategy, Policy CC10 relates to development for Industrial and Commercial Uses. It states that the Council will encourage the continued high level of economic activity in Strangeways and lower Cheetham Hill Road areas, recognising particularly the needs of the wholesale trades which dominate these areas, where the redevelopment of sites incorporate sufficient parking and servicing to fulfil their own needs.

Material Considerations

The National Planning Policy Framework and Planning Policy Guidance

4.7 The NPPF sets out the Government's planning policies for England. Paragraph 10 sets out the guiding principle for the national policy framework and states:

“So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.”

4.8 Paragraph 11 states that:

“For decision-taking this means:

- 1. approving development proposals that accord with an up-to-date development plan without delay; or*
 - 2. where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*
- (Savills’ emphasis)*

4.9 The remainder of the NPPF sets out planning principles that underpin plan-making and decision-taking. The development accords with key principles, as discussed in further detail below.

4.10 Paragraph 81 confirms that planning decisions should help create conditions where businesses can invest and expand. It specifically states that ‘significant weight should be placed on the need to support economic growth and productivity’. Paragraph 81 is a very important paragraph in the NPPF; it is one of very few policies in the NPPF which sets out the particular weight to be attached to the consideration of important matters.

4.11 Paragraph 112 states that priority should be given to pedestrian and cycle movements; the needs of people with disabilities and reduced mobility addressed; creation of safe, secure and attractive spaces; allow for the efficient delivery of goods; and be designed to enable use by sustainable vehicles.

- 4.12 Section 11 of the NPPF relates to making effective use of land. Paragraph 119 specifically seeks for planning policies and decisions to promote an effective use of land in meeting the need for various uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.
- 4.13 Paragraph 120 states that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within development and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land. It also promotes and supports the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.
- 4.14 Paragraph 126 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
- 4.15 The NPPF clearly identifies the importance of well-designed places and the need for a consistent and high quality standard of design. Paragraph 130 states that decisions should ensure that developments:
- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building

types and materials to create attractive, welcoming and distinctive places to live, work and visit;

- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.16 Chapter 14 identifies the approach to meeting the climate change challenge. Paragraph 152 provides that the planning system should support the transition to a low carbon future by:

- Shaping places in a way that contributes to radical reductions in greenhouse gas emissions;
- Minimise vulnerability and improve resilience;
- Encourage the reuse of existing resources; and
- Support renewable and low carbon energy and associated infrastructure

4.17 Further, Paragraph 50 starts that new development should avoid increased vulnerability to the range of impacts arising from climate change and should be planned so as to help reduce greenhouse gas emissions, such as through its location, orientation and design.

5. Securing Sustainable Development

Introduction

5.1 Chapter 2 of the NPPF relates to the achievement of sustainable development, and Paragraph 8 sets out the three overarching objectives which all development should seek to achieve:

- a) **A social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;
- b) **An economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure; and
- c) **An environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.2 As detailed within **Appendix 1**, the Applicant has a track record of delivering similar schemes, with an increasing focus on achieving each of the objectives of sustainable development through the construction and operational phases of development. Evidence of the Applicant's commitment to sustainability include achieving 54% reduction in carbon emissions and 35% reduction in construction waste, since 2014. The regeneration of a large, vacant brownfield site for employment uses presents the opportunity to achieve a highly sustainable form of development, in accordance with the objectives of Paragraph 8 of the NPPF, as provided for in detail below.

Social Sustainability

- 5.3 As described in the North Manchester Social Benefit Framework (published by Manchester City Council), the 2015 Index of Multiple Deprivation listed north Manchester as the most deprived area in England in respect of health and disability-related deprivation, the second most deprived in respect of income deprivation, and the fourth most deprived in respect of employment deprivation. By the time of the next survey in 2019, while there had been improvements in health deprivation in all but one of the wards in north Manchester, most (62%) parts of north Manchester continued to be in the most deprived 10% in England.
- 5.4 Whilst the Framework focuses on the opportunities provided by transformational redevelopment projects such as Victoria North, we consider that the proposed development has a role to play in the transformation of the area, by providing access to employment which is:
- a) Intended to attract workers from the local labour market;
 - b) Easily accessible to all residents of north Manchester, including by public and active modes of transport;
 - c) Suitable to both small businesses and national business alike; and
 - d) Designed to be attractive to a wide range of people, skills and job roles, including apprentices.
- 5.5 The NPPF states that development proposals should support strong, vibrant and healthy communities, by fostering well designed beautiful and safe places with accessible services. This proposal meets an identified requirement for new employment floorspace within north Manchester. It will deliver a significant number of new employment positions, of which it is envisioned that a significant proportion will be drawn from the local labour market within Cheetham Hill and the surrounding areas of north Manchester. The location of the proposed development ensures it is accessible to a number of local services, residential areas and amenities.
- 5.6 The proposal represents a very high-quality development which will raise the standard of warehousing which is prevalent within the local area. The Applicant has a proven track record of designing and delivering similar developments at various locations across the country, which have resulted in numerous social benefits to those local communities.

- 5.7 It is envisioned that the proposal will act as a catalyst for further redevelopment and regeneration within Cheetham Hill, tapping into a market for which there is proven occupier demand from both local and national businesses. The comprehensive nature of the redevelopment will ensure that high quality prospective occupiers are attracted to the Site, which will remain in single ownership post-construction. In order to secure the Site's future trade, we would expect that any forthcoming decision notice granting planning permission would be restricted to Class B2 and/ or B8 uses (without restriction), with an allowance for ancillary offices and trade counters as specified in the description of development.
- 5.8 Furthermore, the Site will be secured against potential criminal activity through a range of measures, including the provision of secure access gates at the entrance. The operation of the Site will be managed by an appointed management company, which will be paid for by the incoming tenants' service charge. Therefore, the proposal represents an opportunity to create a well-designed and safe built environment in which local businesses can expand and evolve, and national businesses can flourish.
- 5.9 Further to the above, the Site is currently devoid of any productive use and has become a target for anti-social behaviour, including fly-tipping, drug use and attracting rough sleepers. The redevelopment of the Site will therefore bring the land back into effective use, eliminating the potential for anti-social behaviour to occur and delivering floorspace which provides a tangible benefit to the local community.
- 5.10 In light of the above, the social benefits of the proposal are significant and weigh heavily in favour of the grant of planning permission.

Environmental Sustainability

- 5.11 The need to create highly sustainable buildings is a key element of the proposed scheme, and every opportunity will be taken to introduce energy saving and sustainability measures as part of the proposed development. The strategy for the proposed development is to create low carbon, low resource demand development through design approaches, including those that:

- Have low energy demands;

- Use low carbon technologies; and
- Incorporate use of renewable technologies.

5.12 As detailed in the submitted Energy Statement, prepared by CHBS, the proposed development of this Site will incorporate low carbon and renewable technologies such as PV panels and air-source heat pumps. The BREEAM Pre-Assessment which accompanies the submission (also prepared by CHBS) highlights the objective to achieve a certification of 'Excellent' for this development, alongside an EPC 'A' rating. It follows that the proposed development of the Site will actively reduce carbon emissions and has been designed in a manner which prioritises energy efficiency.

5.13 In accordance with the target BREEAM rating of 'Excellent', CHB have undertaken a Life Cycle Assessment ('LCA') of environmental impacts for a 60 years life cycle of the proposed development. The purpose of the LCA is to assess alternative construction methods and materials in order to reduce the environmental impacts of the construction and operational phases of the development, as well as controlling costs. The LCA makes a number of recommendations which are considered suitable to implement, including:

- **Superstructure Option 1:** Replace composite metal panels for built-up cladding (mineral wool insulation replaces PIR)
- **Substructure Options 1 & 2:** 0 GWP/0 ODP Blowing agent extruded polystyrene under slab insulation
- **Substructure Options 2 & 3:** 30% fly-ash blend to foundation concrete and floor slab
- **Hard Landscaping Option 1:** Recycled aggregate sub-base for external hard landscaping

5.14 In addition to the above, the development will provide electric vehicle charging bays throughout the Site for use by staff (including delivery vehicles) and visitors, in addition to strategically located dedicated cycle spaces and changing facilities located within each individual unit. Therefore, the proposed development not only actively reduces the development's energy demands, it also provides the opportunity for staff and visitors to utilise low carbon and active modes of transport when accessing the Site.

- 5.15 The proposal will enable the high-quality redevelopment of a brownfield site, which introduces new commercial uses into a highly accessible urban location in close proximity to a variety of local amenities. It will deliver new employment floorspace in an area of the city with a long history of supporting similar forms of development.
- 5.16 Owing to the Site's historic use – first as a brickworks and then as a breaker's yard – evidence of prevalent and widespread below ground contamination is present. In addition, the presence of Japanese knotweed has been detected over a significant portion of the Site. As a result of the proposal, the Site will be remediated to a condition which is safe and suitable to accommodate the type of development proposed. Therefore, the proposal provides the opportunity to remediate contaminated land and allow it to be reused for the purposes for which the Council has designated.
- 5.17 In accordance with the biodiversity hierarchy, the proposed development of the Site has first sought to avoid impacts upon the natural environment, then to minimise those impacts, and lastly to mitigate or offset those impacts. For example, the Applicant has given detailed consideration as to how the proposal could be delivered in an alternate layout, as demonstrated in the Design & Access Statement. Unfortunately, the number of physical and operational constraints faced at the Site (e.g. contamination, revised access provision, proximity of adjacent land uses, irregular shape of the Site, vehicle access, turning and parking areas, etc) means that in order to deliver a viable development, the loss of a number of mature trees cannot be avoided¹.
- 5.18 Whilst the proposal will result in the loss of trees, a number of these the proposed development includes scope to mitigate the impacts of that loss, as shown on the Proposed Landscaping Plan, which allows for:
- The planting of a significant new native hedgerow along the eastern boundary (and parts of the southern and western boundary) of the Site;
 - The planting of 34 replacement trees within the Site, taking every available opportunity to maximise tree reprovion;

¹ It should be noted that a number of those trees need to be felled in any event, as a result of invasion by Japanese knotweed, or due to being in a poor condition/ unsafe due to being destabilised as a result of works undertaken by businesses outside the Site boundary.

- The planting of native shrubs and wildflowers elsewhere within the Site; and
- The incorporation of landscaping into the proposed drainage strategy, incorporating SuDS.

5.19 In accordance with the Arboricultural Impact Assessment, undertaken by JCA, the proposed inclusion of the above list of features will ensure that the development will deliver an overall benefit with regard to green infrastructure at the Site. Whilst the loss of any mature trees through the development process is regrettable, in this instance it is clear that the net on-site environmental benefits of the proposal are positive.

5.20 In addition to the above, the Applicant has engaged with the Council's Neighbourhood Manager for Cheetham Hill on an objective to replant new trees within the local area in order to offset the net loss of trees at the Site. As a result, the proposal will not only result in net on-site benefits to green infrastructure, but will also fully mitigate the loss of trees by replanting new trees in appropriate locations off-site, in an area where they will provide more benefit to the local community.

5.21 The above demonstrates that the proposal meets environmental policy objectives, namely that it:

- Accords with the policy requirement to optimise the development of previously developed land;
- Incorporates the provision of sustainable drainage systems ('**SuDS**') into the design of the proposal;
- Incorporates renewable and low-carbon technology;
- Is energy efficient;
- Aims to achieve BREEAM 'Excellent' certification;
- Mitigates against on-site tree loss and results in a net positive benefit upon green infrastructure;
- Avoids impacts on green infrastructure wherever possible and mitigates for or offsets those impacts where unavoidable;
- Minimises impacts on natural resources by redeveloping brownfield land; and
- Promotes movement to a low carbon economy and minimises pollution by providing new employment floorspace on a site that is accessible to services, amenities, employment and residential areas in Cheetham Hill.

- 5.22 The proposal meets the key policy objective to mitigate and adapt to climate change by providing development in a sustainable location on a previously developed brownfield site. In light of the above, it is concluded that the proposal complies with the local policy requirements along with the NPPF's overarching objective to deliver sustainable environmental development

Economic Sustainability

- 5.23 The proposed development will assist in bringing vacant floorspace back into use in a sustainable manner and assist in securing economic growth. In line with Paragraph 118 of the NPPF, the proposal will support the development of under-utilised land.
- 5.24 The proposal will make a positive contribution to economic growth and prosperity, and accords with the Government's agenda to promote development that results in economic growth.
- 5.25 The construction of the proposed development requires the services of local building trade contractors which provides employment opportunities during the significant build-out period. Further, the proposal will create between 116-225 new jobs during the operational phase of the development.
- 5.26 In summary, the economic benefits of the proposal are significant. Notably, the proposal will allow the Site to be bought back into an economically productive use in a sustainable manner and assist in ensuring sustainable growth.
- 5.27 In light of the above, the overwhelming economic positives of the proposal weigh heavily in favour of the grant of permission. The proposed development accords with the overarching objectives of the NPPF which aim to support proposals that secure economic growth. It follows that the proposal should be supported under the terms of the relevant policies in the NPPF that seek to build a strong, competitive economy and place significant weight on the need to support economic growth.

Conclusion

- 5.28 In the light of the above, it is evident that the proposal will secure a high standard of socially, environmentally and economically sustainable development. It therefore complies with Policies EN4, EN6, EN8 & EN9 of the Core Strategy, in addition to the overarching objectives to achieve sustainable development contained at Chapter 2 of the NPPF. Given that position, it follows that planning permission should be granted at the earliest available opportunity.

6. Assessment of the Proposed Development

Introduction

6.1 As outlined in the preceding Sections above, the proposed development falls to be assessed in accordance with the policies contained in the development plan and all relevant material considerations. In addition to achieving the objectives of sustainable development, the key development themes are as follows:

1. Principle of the Development
2. Economic Development
3. Accessibility
4. Other Development Management Considerations

6.2 The below provides an assessment of the proposal against local and national planning policies.

The Principle of the Development

6.3 From an examination of the Council's Proposals Map, it is clear that the Site is located within a defined 'Economic Improvement Area' in accordance with Policy CC10 (Industrial and Commercial Uses) of the UDP. Policy CC10 identifies the Cheetham Hill area as a principal location for employment, stating that the Council will encourage a high level of economic activity in this area.

6.4 Policy EC 3 (Regional Centre) of the Core Strategy provides that development for employment generating uses will be encouraged. In addition, Policy EC 4 (North Manchester) of the Core Strategy states that North Manchester is expected to provide approximately 14ha of employment land. Being at the edge of the Strangeways Employment Area, the policy specifically advocates for the retention and growth of general industry, warehousing and distribution uses. The immediate land uses to the south of the Site demonstrates the historic development of the area for those same uses.

- 6.5 As such, it follows that the proposed redevelopment of the Site for the purposes of providing an industrial and logistics 'Trade City' park is acceptable in principle.

Economic Development

- 6.6 The Site is currently vacant land which has been devoid of any economically beneficial use since the former cessation of the former breaker's yard use. Furthermore, the two warehouse units fronting Elizabeth Street present poorly to the street scene and have fallen into a state of disrepair. Therefore, the proposal presents the opportunity to realise the economic potential of a Site which has remained absent of any economically productive use for a number of years, providing employment positions and increasing wages. Importantly, Paragraph 118 of the NPPF provides that planning decisions should promote and support the development of under-utilised land, whilst Paragraph 80 places significant weight on the need to support economic development. The proposed development will assist in bringing the Site back into use in a sustainable manner and meet a requirement for new employment floorspace in this area of the city.
- 6.7 The proposed development represents a positive £8.5m investment in Cheetham Hill. This construction cost can be used to estimate the temporary employment for construction firms and related trades.
- 6.8 Data from the Annual Business Survey published in November 2019 reveals that total turnover in the UK construction sector during 2018 was £289.2bn. The average number of people employed in the construction sector during 2018 was 1.36 million, suggesting that average turnover per full-time equivalent (FTE) construction jobs in 2018 is approximately £212,647.
- 6.9 Using the build cost estimate of £8.5m and the average turnover per FTE construction job in 2018 of £212,647, the scheme will generate approximately 40 person years of temporary construction employment. This is equivalent to 40 construction workers being employed on a full-time basis for 12 months.
- 6.10 As detailed below, it is forecast that the development will generate in the range of approximately 116 – 225 new jobs. Given the nature of the proposal and the range of target occupiers, it is expected that a significant proportion of those jobs will be taken up by local people.

Planning Statement

Land off Elizabeth Street, Cheetham Hill, Manchester



Use	Max Floorspace (sq. m)	Employment Density (/sq. m)	Job Creation
B2 (Industrial)	8,118 sq. m	36	225
B8 (Storage / Distribution)	8,118 sq. m	70	116

Table 3 - Job Creation

- 6.11 The above calculation does not include any provision for local and regional multipliers (jobs created as part of the supply chain etc) or the significant number of construction jobs that would be created during the construction phase of the proposed development. The figure of 116-225 full-time equivalent employment positions is therefore a broad minimum estimate. The number of jobs created by the proposed development is a material benefit that demonstrates the site will meet objectives to provide a significant contribution to local employment.
- 6.12 Not only will the proposal result in the provision of new employment; the form of development is considered to be the most effective available reuse of the Site, when taking into account the surrounding pattern of development and the Council's designation in the development plan. It follows that the proposed development complies with Paragraphs 119 & 120 of the NPPF.
- 6.13 In light of the above, the positive economic impacts of the proposal weigh heavily in favour of the grant of permission. The significant Government borrowing during the period of the coronavirus pandemic (against high levels of existing national debt) means that private investment is needed to secure employment growth. In short, the Government is relying on private sector investment to stimulate the economy. Accordingly, the requirement for economic investment is a national imperative.
- 6.14 As stated above, the NPPF confirms at Paragraph 81 that significant weight is to be applied to proposals that support economic growth and productivity. The proposal fully meets this policy requirement to which significant weight is required to be applied. It follows that the proposal should be supported under the terms of the relevant policies in the NPPF that seek to build a strong, competitive economy and place significant weight on the need to support economic growth.

- 6.15 In summary, the economic benefits of the proposal are significant. Notably, the proposal will allow the Site to be bought back into an economically productive use, in a manner which will ensure sustainable economic growth.

Accessibility

- 6.16 As detailed above at Section 3, in order to facilitate an appropriate level of access into the Site, the existing vehicular access into the Site will be remodelled and improved in order to bring it up to an adoptable standard which is suitable for access by Heavy Goods Vehicles ('HGVs'). This principally involves the realignment of the existing unformed access to provide a perpendicular approach to a new simple priority junction with Elizabeth Street. It is envisioned that the remodelled junction will be offered up for adoption as part of a s278 Agreement.
- 6.17 Vehicular access to the individual units within the Site will be made via a central spine road (which will remain in private ownership). The spine road has been designed to accommodate the largest vehicles which are intended to access the Site (i.e. 16.5m articulated HGVs), with a carriageway width of 7.3m. A total of 86 vehicle parking bays will be provided, consisting of 18 electric vehicle charging bays, nine 'accessible' spaces and 68 standard vehicle spaces. As a result, the proposed development accords with the Council's adopted parking standards and Policy CC5 of the Core Strategy.
- 6.18 In addition to improving access for vehicles, the new junction will also improve accessibility for cyclists and pedestrians. The proposed junction will comprise a central island (along with dropped curbs and tactile paving) to assist pedestrians crossing on the southern frontage of Elizabeth Street. Footpaths into the Site will be located on both the western and eastern sides of the junction. In addition to cycle parking, changing facilities will be provided within each individual unit. Therefore, the proposed development will be accessible by a range of transport modes, and more specifically is readily accessible by bicycle, by public transport and on foot from surrounding residential areas. It follows that the proposal complies with Policies T1 and T2 of the Core Strategy and Paragraph 112 of the NPPF.

- 6.19 The Site will be secured with vehicular gates set back approximately 36m from the Elizabeth Street junction. Whilst the gates will be open during normal working hours, this setback distance ensures that an HGV would not encroach onto Elizabeth Street in the event that a vehicle had to wait for the gates to be opened. As a result, access into the Site will be controlled and secured.

Other Development Management Considerations

- 6.20 This section considers all other relevant development management considerations with regard to the acceptability of the proposed development.

Air Quality

- 6.21 Given that the Site lies within the Greater Manchester Air Quality Management Area, the application submission includes an Air Quality Assessment ('**AQA**'), undertaken by BWB Consulting. The AQA concludes that the air quality conditions for future residents and users of the proposed development, taking into account the adjacent road network have been shown to be acceptable, with concentrations below the air quality objectives throughout the Site. The impact of the development on local air quality was predicted to be 'negligible' in accordance with national guidance.
- 6.22 As a result, we conclude that the proposal accords with Policy EN16 of the Core Strategy.

Flood Risk and Drainage

- 6.23 As detailed in the Flood Risk Assessment and Drainage Strategy, provided by Curtins, the Site is located within an area at a low risk of flooding (Flood Zone 1) and is of a type of development which is considered to be 'less vulnerable' to the impacts of flooding. The Site is however located within the Manchester Conurbation Core Critical Drainage Area ('**CDA**'). CDAs generally have local flooding problems associated with drainage, and are particularly sensitive to an increase in the rate of surface water runoff and/ or volume from new development.

- 6.24 It follows that the proposed Drainage Strategy for the proposed development has been carefully designed to ensure that the risk of surface water flooding to the post-development Site will not be increased.
- 6.25 Given the extent of historic ground contamination at the Site, the proposed Drainage Strategy details that the utilisation of sustainable drainage methods such as infiltration are not considered to be feasible. It follows that the Drainage Strategy proposes to discharge surface water via a new connection into the existing combined public sewer at the northern side of the Site near Elizabeth Street at a restricted rate of 11 l/s. That discharge rate has been confirmed by United Utilities to be acceptable. It follows that the proposed development accords with Policies EN14 and EN17 of the Core Strategy.

Ground Contamination

- 6.26 As described above in previous Sections, the Site has a history of use for industrial purposes and as a result, the existence of significant ground contamination is prevalent and widespread. The Phase 1 & 2 Ground Contamination Report, prepared by Curtins, concludes that the presence of deep backfill material below ground level is a key constraint to the proposed development.
- 6.27 Given that made ground is not suitable for traditional shallow foundations, it is likely that a piled foundation solution will be required for the buildings with ground level slabs of suspended construction (subject to further investigations). As a result, it is considered that the mitigation measures proposed in the Ground Investigation Report can adequately remediate the Site and prepare the ground for redevelopment. Therefore, the proposal complies with Policy EN18 of the Core Strategy.

Noise

- 6.28 Due to the presence of nearby residential dwellings to the north-west of the Site (St David's Court), the application is supported by a Noise Impact Assessment ('NIA'), undertaken by Acoustic & Engineering Consultants Limited. The NIA assesses the impact of the operation of the proposed warehouse units upon those existing residential dwellings.

6.29 In conclusion, the NIA states that the impact of vehicle parking, deliveries and plant originating from the Site will not result in any impact upon residential dwellings. Furthermore, it is considered that the proposed warehouse units will be able to be appropriately insulated such that internal noise levels will present no risk of impact upon noise sensitive receptors in the vicinity of the Site. As a result, the proposed development complies with Policy DM1 of the Core Strategy and Paragraph 185 of the NPPF in relation to noise.

Design

6.30 Policy CC9 of the Core Strategy states that the development of new buildings will be of the highest standard of appearance and function. As detailed in the Design & Access Statement submitted with this application, not only is the proposed development functional as an employment destination, it is at the same time both highly sustainable (in terms of the selected materials and finishes) and also of a very high standard of external appearance.

6.31 In terms of the proposed warehouse units, the design will replicate Kier's successful Trade City format, as shown at **Appendix 1**, providing Vieo standing seam cladding, which will incorporate internal clips typically fixed to the substrate and therefore will not be visible externally. Sinusoidal profiled cladding is also proposed, which is typically externally fixed (and therefore visible), however it is anticipated that the fixing colour would match the cladding, thereby creating an integrated design. The colour palette selected for the proposal will feature predominantly black cladding, creating a contemporary, recessive appearance which sits well within the existing context. The building lettering and flashing to the entrance reveal is finished in a burnt orange/ brown as an accent colour borrowed from the brick materials in the surrounding context.

6.32 We conclude that the proposed development will deliver a high quality, contemporary industrial warehouse development which will raise the standard of the built form in this area of Cheetham Hill. As a result, the proposal complies with Policies CC9 and EN1 of the Core Strategy, and Paragraph 130 of the NPPF.

Landscaping

- 6.33 The proposals include the submission of a detailed Proposed Landscaping Plan (as well as Planting Plans), undertaken by JCA. As detailed above at Section 5.0, the proposals include provision for significant replanting of trees, hedgerows, shrubs and wildflowers throughout the Site; fully exploring opportunities to provide a high quality landscaping solution which is considered to go well beyond what would typically be expected for a development of this form.
- 6.34 As a result, it is considered that the proposed development accords with Policy DM1 as it relates to the provision of quality landscaped environments in new developments.

7. Summary and Conclusions

7.1 The application proposes the erection of 8,118 sq. m of industrial and logistics (Class B2 & B8) floorspace at the Site, including all associated landscaping and provision of revised access arrangements. The proposal will achieve the three objectives of sustainable development, which lie at the heart of the planning system.

7.2 The assessment undertaken as part of this Statement has demonstrated that the proposal:

1. Is positive investment in Cheetham Hill which has previously identified by the LPA as being suitable for economic development purposes. The proposal contributes towards local and national Government agendas to promote sustainable economic growth.
2. Provides high quality, modern employment floorspace which is suited to the needs of both local businesses and large national operators.
3. Generates significant new employment positions.
4. Provides for the redevelopment of a vacant, brownfield site, which introduces new employment uses into a highly accessible urban location in close proximity to a variety of local amenities.
5. Revives the appearance of a derelict site with severe contamination and which experiences ongoing anti-social behaviour issues.
6. Greatly improves the accessibility of the Site, and provides a development which will be accessible by a range of active and public transport modes.
7. Is of a very high quality of physical design and appearance.
8. Mitigates against on-site tree loss and results in a net positive benefit upon green infrastructure.
9. Uses energy efficiently and utilises low carbon / renewable technologies.
10. Is resilient to Climate Change.
11. Achieves the social, environment and economic objectives of sustainable development.
12. Acts as a catalyst for further investment and redevelopment in Cheetham Hill.
13. Is acceptable in all regards.

7.3 In the light of the assessment undertaken, we conclude that:

Planning Statement

Land off Elizabeth Street, Cheetham Hill, Manchester



- The proposal accords with all relevant policies in the development plan;
- The proposal accords with the principal material considerations, namely the objective to secure sustainable development established by the NPPF; and
- There are no other material considerations that should outweigh the presumption in favour of granting planning permission for sustainable development as outlined at Paragraph 10 of the NPPF.

7.4 As a result, planning permission for the proposed development should be granted in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.

Appendix 1

Industrial, Trade & Logistics





About us

We are part of a leading UK construction and infrastructure services company delivering vital economic and social infrastructure.

Our vision

Investing and developing in sites and schemes across the UK to unlock potential and create space for opportunity.

Our values



Collaborative

We enjoy what we do and work closely with clients and stakeholders to reach innovative solutions



Trusted

We deliver what we promise. We act safely and ethically and we care for the environment and communities we work in at all times.



Focused

We are clear in our approach. We are disciplined and thorough in how we work and deliver for our clients and customers.

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Welcome to Kier Property

Managing Director **Leigh Thomas**

Whatever your needs, we can support you. We are a UK wide, highly skilled effective partner, constantly seeking and finding solutions that minimise risk, unlock potential and create value across all asset classes.

Above all, we focus on being easy and productive to work with, helping your organisation to streamline your projects and ensure they are delivered on time, on budget and to the highest standards.

We are part of a leading UK construction and infrastructure services company. We are well-placed to access fully integrated resources and expertise to support you through every stage of a project.

Our services range from putting funding in place, to finding a site and managing the build, right through to handover, sale or ongoing asset management.

For example, we can finance most of the projects we undertake using Kier Group cash and we also have close, long-standing relationships with external lenders, providing access to development funding that's sufficient for even the most ambitious public and private sector schemes.

Our investment experts have great experience working with structured finance schemes and Government partnerships.

We are also highly skilled at controlling development risk, managing it to enable our clients and partners to concentrate on their own core activities. This is important in providing greater certainty, improved confidence and, ultimately, improved value.

This brochure explains more about the benefits of partnering with Kier, using examples from across the UK to highlight our experience and illustrate our strengths. Please contact us to find out how we can help you gain even greater value from your property projects.





Trade City - Watford
Work on Trade City began in August 2016 and Kier's first tenant at the site was Screwfix.

Our capabilities



Invest

We can provide clients with fully integrated end-to-end solutions, first acting as promoter and developer, and then as equity investor and facilities or asset manager. Much of our focus is on structured finance schemes that support new infrastructure projects.



Develop

Economic changes mean many companies face critical decisions about the buildings they occupy. We can use our wide-ranging development skills to create tailor-made property solutions that ensure occupiers get the greatest possible value from their property.



Manage

We manage property portfolios for local authorities and other public sector organisations to help them both extract maximum value from their assets and to experience the benefits of a facilities management service. The diverse range of properties, for which we are strategic asset manager, is expanding rapidly.



Pall Mall, Liverpool



Trade City, Reading



Waterside Leisure, Walsall



Tri-Link 140, Normanton



Arena Central, Birmingham



Trade City, Gravesend

Building for a Sustainable World

Andrew Davies, Chief Executive Kier Group

“Being sustainable is more important than it’s ever been, and to have a sustainable business is to have a resilient business. Kier is committed to preventing environmental and social harm, as well as replenishing our natural systems & renewable resources and having a positive impact on the communities and environments in which we operate.”

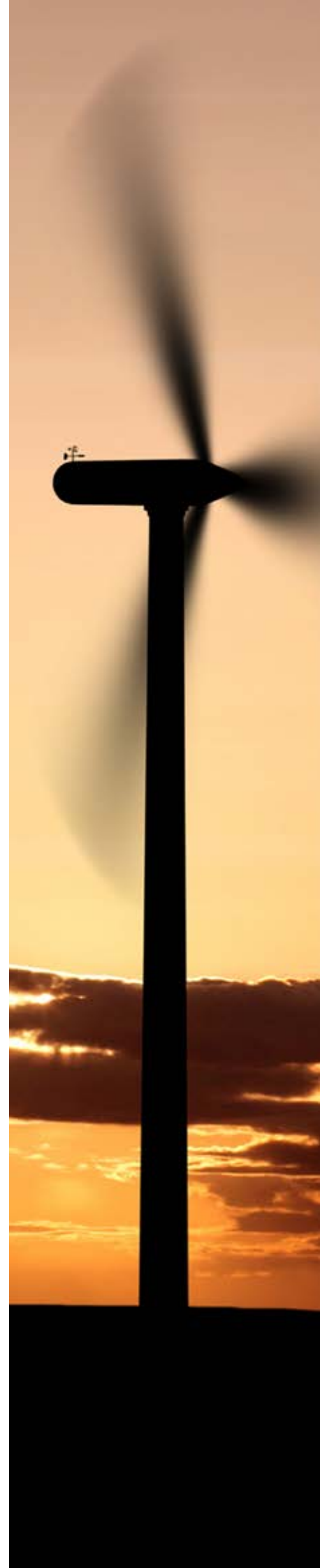
Environmental and Social Sustainability Framework

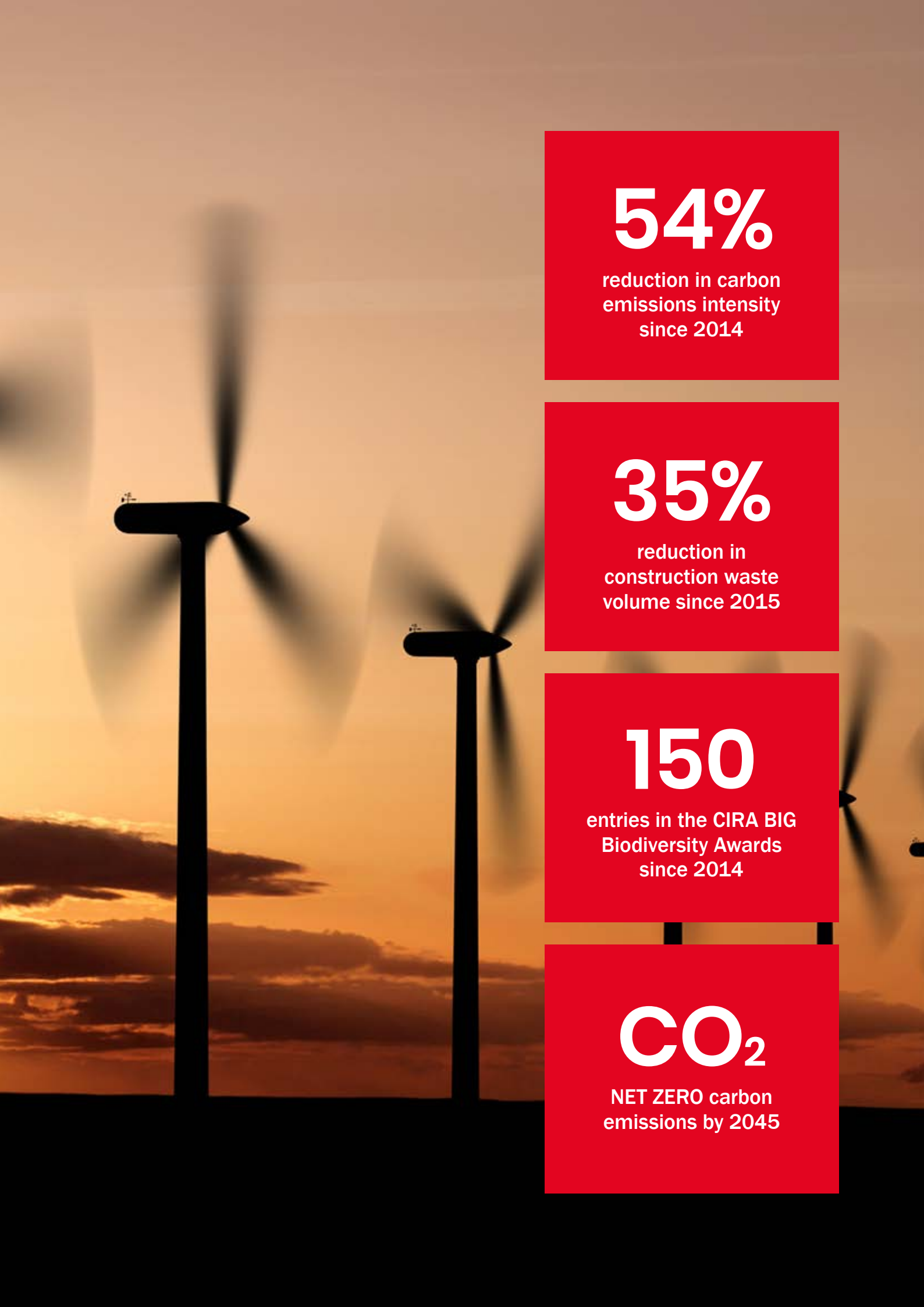
At Kier our purpose is to sustainably deliver infrastructure which is vital to the UK. For over 90 years we have been delivering for communities across the UK, and now, more than ever, it’s important that we do this sustainably.

Our sustainability framework, ‘Building for a Sustainable World’, looks beyond the ‘green’ trend and instead focuses on building on the good work that Kier has previously undertaken in environmental protection and the creation of social value in the communities we work in.

Our ‘Building for a Sustainable World’ framework sets a common direction of travel for the whole group and encompasses the two components of sustainability: Environmental Sustainability and Social Sustainability.

To champion a new decade of delivery for sustainable development, Kier has committed to achieving Net Zero carbon emissions across our own operations and supply chain by 2045. Other key sustainability targets include eliminating avoidable waste by 2035 and becoming single-use plastic free by 2030.



The background of the entire graphic is a photograph of several wind turbines silhouetted against a warm, orange-hued sunset sky. The turbines are positioned on the left side of the frame, with their blades blurred to suggest motion. The sky transitions from a deep orange near the horizon to a lighter, hazy yellow at the top.

54%

reduction in carbon
emissions intensity
since 2014

35%

reduction in
construction waste
volume since 2015

150

entries in the CIRA BIG
Biodiversity Awards
since 2014

CO₂

NET ZERO carbon
emissions by 2045

Social sustainability ensures that we have a healthy and productive workforce, a robust supplier base and strong customer portfolio.





47%

of our graduate intake
were women, improving
our gender diversity

2m

donated so far to
local and national
charities

700

Mental Health First
Aiders created
and trained



Trade City, Gravesend

Gravesend

Trade City Gravesend consists of six new industrial, warehouse and trade counter units ranging from 5,823 sq. ft to 13,500 sq. ft of B1(c), B2 and B8 use. The Trade City site is positioned on the same site as a brand-new Lidl Superstore, ideally located 1 minute from the A2 Gravesend Junction.

Trade City

We have been developing our Trade City brand for almost 20 years. Operating across the UK to unlock potential and create spaces for light industrial opportunities.





Trade City, Luton

Luton

A brown field site totalling 120,000 sq. ft. was acquired through Kier Property's joint venture with Investec. The scheme comprises 10 Trade City units ranging from 3,000 - 6,800 sq. ft and three Logistics City units ranging from 21,000 - 47,500 sq. ft.

Maidenhead

Trade City Maidenhead consists of six new light industrial and warehouse units ranging from 2,266 sq. ft to 8,000 sq. ft with 44 car spaces. The site is strategically located in one of Maidenhead's prime industrial and logistics estates in the heart of the Thames Valley.



Trade City, Maidenhead



Thurrock - Trade City

Trade City Thurrock, a major development, strategically located for easy access to Central London, situated adjacent to the M25 (junction 31) and the A13, with 12 brand new light industrial, warehousing and trade counter units ranging from 4,316 – 10,334 sq. ft.



Artis Park, Winsford

Winsford

Artis Park is being delivered through a joint venture partnership between Kier Property, Maple Grove Developments and Yorvale. The £13.7 million trade counter development known as Artis Park in Winsford, Cheshire comprises 123,995 sq. ft of floorspace across 13 high-quality, flexible units ranging in size from 3,450 – 26,620 sq. ft.

The joint venture partners secured funding from the North West Evergreen Fund (managed by CBRE's Investment Advisory team). The fund provides debt finance for development projects which support the regional economy through the delivery of employment space within Greater Manchester, Cheshire and Lancashire.

The scheme is being delivered over two phases.

Current occupiers include Screwfix, The British Red Cross and Ross Care.



Trade City, Chelmsford

Chelmsford

These 11 new industrial, warehouse and trade counter units are located within prime location of Dukes Park Industrial Estate. The units range from 3,724 sq. ft to 21,714 sq. ft and benefit from B1, B2 and B8 uses with 30% trade counter provision. The scheme was sold to Clipstone Industrial REIT plc.

Oxford

Trade City Oxford, in Cowley provides flexible trade counter and industrial space between 3,735 sq. ft and 25,000 sq. ft (total 48,000 sq. ft) Tenants include Eyre & Elliston and Auto Windscreens.



Bracknell

In conjunction with Travis Perkins Properties Ltd (TPP), planning was consented for a seven unit, 41,000 sq. ft scheme. TPP pre-let five units to their five trading brands. The remaining units were let to Edmundson Electrical and The Fascia Place Ltd.

The development provided Bracknell with a much needed trade counter destination and regenerated a previously vacant site. The scheme achieved a 'Very Good' BREEAM rating and included PV panels to provide sustainable energy.

Due to Kier's proven track record in attracting occupiers in search of that all-important location, there was a phase II at Trade City Bracknell.



Trade City Phase 1, Bracknell



Trade City Phase 2, Bracknell

Trade City Phase 2, Uxbridge



Trade City Phase 1, Uxbridge



Uxbridge

Trade City Uxbridge was a former gas works site with planning consent for 200,000 sq. ft.

Phase 1 of the site was anchored by pre-lets to AGS Fourwinds and the DSA, delivering 11 Trade City units totaling 35,000 sq. ft. 25% were pre-sold before PC - practical completion, with a further two selling within three months of completion.

In Phase 2 a total of 121,000 sq. ft has been delivered across 11 separate buildings ranging from 4,000 sq. ft - 24,000 sq. ft.

This development was undertaken with our joint venture partner DTZ Investment Management on a 50:50 basis.





Logistics City, Basingstoke

Basingstoke

Kier developed a three-unit industrial scheme on this five-acre site. Unit A is occupied by Network Rail, Unit B is occupied by Thermo Fisher and Unit C was let to DFS - Sofology. We sold all three units to Carbot Properties.

Logistics City

Kier Property understands and appreciates occupier needs in the industrial & logistics sector. We are able to find solutions quickly, with our focus predominantly on buying industrial sites to develop as soon as practicable on receipt of planning.





Normanton

This flagship 142,338 sq. ft industrial facility is occupied by CMS Distribution. The warehouse also incorporates 6,107 sq. ft of office space.

Located in Wakefield, Europort (J31 of the M62) the building is easily accessible and benefits from European rail freight access through the Europort freight terminal, ready access to the deep-water Ports of Goole and Hull and five international airports within a one-hour drive.

Frimley

Situated adjacent to the Trade City multi-let light industrial estate just off Frimley Road, this site offered a high quality landscaped environment with the opportunity to deliver "build to suit" units up to 41,120 sq. ft with generous car parking ratios on a busy logistical scheme.





Whiteley - Logistics City

Kier acquired the three-acre employment site at Solent Business Park in Whiteley, near Portsmouth, to develop three new warehouse and industrial units ranging in size from 8,665 sq. ft – 58,664 sq. ft.





Logistics City, Andover



Andover

In partnership with Test Valley Borough Council (TVBC), Kier Property has started on site with another phase at Walworth Business Park in Andover. The new scheme, known as Blueprint, comprises two modern industrial units 27,580 sq. ft & 33,965 sq. ft) totalling 61,545 sq. ft. This follows on from the success of Evo 50, a 50,000 sq. ft speculative development let to Laleham and sold to the Canal & Rivers Trust.



Logistics City, Feltham

Feltham

An agreement for lease was exchanged with GeoPost for a 41,000 sq. ft pre-let distribution centre on a 20 year term which, at full operation, handles 4,000 parcels an hour.

Prior to completing the site purchase, Kier secured forward funding on a developer's lease basis and the sales agreement was varied to transfer the site directly from the existing owner to AXA, thus achieving a SDLT saving.



Logistics City - Luton
Three Logistics City units
ranging from 21,000 – 47,500
sq. ft developed adjacent to a
10 unit Trade City scheme.



Thurrock - Logistics City

Logistics City, Thurrock is a four unit development, which incorporated a pre-let to Selco, followed by lettings to Saint Gobain and Harrow Green. The site is set in the heart of the West Thurrock Industrial area on Motherwell Way, close to Junction 30/31 of the M25.





Pre-Lets

Investing and developing in sites enables our two brands to complement each other. We understand the requirements of our occupiers and often secure pre-lets for repeat customers.



BAE SYSTEMS



BAE, Frimley

 dpd



DPD, Feltham

TOOLSTATION

SCREWFIX



Toolstation & Screwfix, Winsford

TOOLSTATION

SCREWFIX



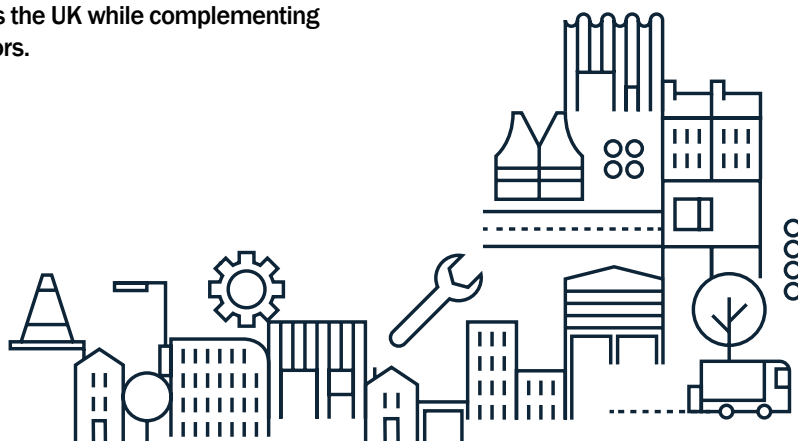
Toolstation & Screwfix, Winsford





Mixed-Use

Our response to the ever-changing industrial market is to try to develop mixed-use schemes where we can expand our Trade City and Logistics City product across the UK while complementing our other key sectors.



Reading

Kier and Investec SPF agreed an equity joint venture to purchase and fund the 20.5 acre 'Reading Gateway' site. The development includes 175 houses/flats (sold to Bewley Homes), a Premier Inn hotel, Nando's, Costa, Beefeater, Burger King restaurants, retail warehouses, Volvo and Nissan car showrooms, and a Trade City – 12 unit trade counter scheme which was sold to Orchard Street Investment Management LLP.



Trade City, Sydenham

Sydenham

The 13-acre site was purchased from National Grid Properties (NGP) through an intensive competition process for a mixed-use scheme; comprising bulky goods, retail and light industrial uses.

Prior to development, the site was used as a gasworks and subsequently remediated to a high standard to prevent any further contamination issues.

The 120,000 sq. ft retail scheme was let to major retailers including Pets at Home, Next at Home, DSG (t/a PC World Superstore), B&Q and McDonalds. The Trade City industrial scheme comprised 75,000 sq. ft of space and was let to occupiers including Halfords Autocentres and Mercedes-Benz.

Kier was also the contractor for the main retail scheme. This was important for winning the initial bid by providing confidence of delivery to NGP. Best value was demonstrated through implementing an open book approach on all costs associated with the development. In giving further comfort, an overage provision back to NGP was included above an agreed profit threshold.



Trade City, Watford

Watford

Trade City Watford consists of 12 units and was the first commercial element of the Watford Riverwell project. The £450m Watford Riverwell scheme is a partnership between Watford Borough Council and Kier Property to transform 70 acres of land over a 15-20-year period. The completed mixed-use scheme will provide over 1000 homes, offices, retail, leisure and hotel space.



Hayes - Trade City

Kier were selected as preferred developer by the London Borough of Hounslow Council to relocate and develop the Historic Western International Market.

Phase one comprised relocating the historic market onto a new site. A new 100,000 sq. ft fruit and vegetable hall and a 38,000 sq. ft flower hall were constructed, and in exchange Kier took ownership of the former market site.

Working alongside the Council, we secured planning consent for a Costco membership warehouse club by negotiating a change of use from employment uses to Sui Generis. Consent was granted for a 136,500 sq. ft warehouse with 550 car parking spaces. We also worked closely with Wimta (market tenants association) who represent in excess of 100 tenants to enable the Costco use on the site.

The building was forward funded at a price of £41m.

The residual phases included 180,000 sq. ft data centre and included a speculative Trade City development of 56,000 sq. ft over nine terraced units.





Blueprint, Andover

**Kier has experience
of delivering every
stage of bespoke
industrial projects**



Columbus Quarter, Andover

Asset Management

Kier drive value through proactive asset management; our hands-on approach ensures we have a thorough understanding of each asset in the portfolio. We create and deliver a business plan for each asset under management, from acquisition through to disposal. We rigorously and continuously assess business plans, ensuring we are constantly alert to the

opportunities for value enhancement through rental or capital growth. We also deliver a service to landlords with existing assets looking to add value through focused asset and development management. Being part of a market-leading team means we have a holistic view of market conditions and can quickly identify opportunities to create value.





Andover – Evolution 50

In partnership with Test Valley Borough Council (TVBC), Kier Property has started on site with another phase at Walworth Business Park in Andover. The new scheme, known as Blueprint, comprises two modern industrial units (27,580 sq. ft & 33,965 sq. ft) totalling 61,545 sq. ft.

Kier Property was selected as TVBC's development partner and asset manager in 2011. The commencement of this scheme marks the fourth development Kier Property has delivered in partnership with TVBC. The last scheme which completed was Columbus Quarter, a 26,733 sq. ft retail scheme comprising a Lidl supermarket, a Starbucks franchise drive-thru and Greggs.



Trade City - Sydenham

The 120,000 sq. ft retail scheme was let to retailers Pets at Home, Next at Home, PC World, B&Q and McDonalds.



Trade City - Watford

Kier was selected by Watford Borough Council as joint venture development partner to deliver the £450m Watford Riverwell, regenerating 70 acres of land in West Watford.



Equality, Diversity & Inclusion

Kier wants to be the employer of choice for the brightest and the best. For us, behaving fairly and treating everyone equally is a crucial part of what we do and how we move forward as a business.



Kier believe employee diversity is an asset to our business. People of different age groups, from different backgrounds, genders and cultures, with a range of different experiences and capabilities, help us understand and serve our customers and reach our business objectives.

We recognise the need for our employees to possess the levels of skill and knowledge appropriate to the roles they perform in delivering the quality of service our clients expect.

This approach and mutual respect create a culture of co-operation and achievement that underpins the high quality of the services we offer. We want a truly inclusive organisation where our people can bring their whole selves to work and we offer them encouragement and support through a range of initiatives, programmes and commitments.



Kier Property

London

6 Cavendish Place
London
W1G 0QA

T: 0203 280 6000

Manchester

2nd Floor
Optimum House
Clippers Quay
Salford
M50 3XP

T: 0844 880 5111

Hebburn

7 Merchants Court
Koppers Way
Monkton Business Park South
Hebburn
NE31 2EX

T: 0191 428 7000

Andover

Walworth Business Park
Andover
Hampshire
SP10 5AF

T: 01264 355841

@KierProperty

kier.co.uk

tradeandlogistics.co.uk



Appendix 2

OCCUPIER DEMAND

Active Requirements

Median size: 365,500 sq ft

Company	Size (Sq Ft)	Location	Comments	Date
c/o Stance Spaces	5,000 – 8,000	Manchester CC	Food delivery service.	Feb-22
Aspire Group	20,000	Manchester	Platform hire company.	Jan-22
Speedee Ltd	30,000	Manchester	Logistics company from Salford	Jan-22
Deliveroo	3,000 – 5,000	Manchester CC	Dark Kitchen/storage use	Jan-22
Wellboxes	20,000	Manchester	Gift hampers. Based on TP and looking for expansion space	Jan-22
HMG Paints	20,000 – 30,000	Cheetham Hill	Paint manufacturers based in Cheetham Hill.	Jan-22
c/o Kimmre	20,000 – 40,000	UK Wide	City centre locations only considered.	Jan-22
Lesa Collection	30,000	Cheetham Hill	Leather clothing importer/online retailer.	Jan-22
F&T Terrix	15,000 – 20,000	Manchester	Salford based building materials supplier.	Jan-22
Urbit	5,000 – 10,000	Manchester	Sustainable delivery service.	Jan-22
Wolf Group UK	7,000	Manchester CC	IT/Software company.	Dec-21
Starship	3,000 – 5,000	Manchester CC	Robotics delivery company.	Dec-21
BIMM Institute	10,000 – 15,000	Manchester CC	Dance studio use.	Dec-21
DTRE	8,000 – 22,000	Cheetham Hill	ASAP timing.	Nov-21
Lumen	5,000 – 7,500	Manchester CC	Data cabling engineers	Nov-21
Mainmark UK	2,000 to 5,000	Manchester	Civil engineers business looking to expand in North West	Nov-21
Our Pet	5,000	Manchester	Start up Pet food distribution business	Nov-21
Atlantico	10,000 to 15,000	Manchester	Food and wine wholesaler	Nov-21
Fittings Co	7,000 to 15,000	Greater Manchester	Kitchen components distribution	Nov-21
Power Plus Enterprises	8,000 to 13,000	Manchester	Import/export of electrical good	Nov-21
Aramex	35,000	Manchester	International logistics and courier	Nov-21
Tile Giant	2,500 to 4,000	Manchester/Stockport	Wall & Floor tile decorations - Expanding 5 more stores in UK	Oct-21
IBC Clean Limited	8,000 to 11,000	Manchester	Plastic container laundry	Sep-21
The Production Factory	10,000 to 15,000	Manchester CC	International photoshoot production	Sep-21
UFA Medical	20,000 to 35,000	Manchester	Medical supplies	Sep-21