

Wates Developments Ltd

Clarifications from Appellant Post Economic Roundtable

- 1.1 Following the Economic Roundtable held on 10th January 2024 the following issues were identified as needing clarification / amending.

Proof of Evidence of Mr Saunders (CD7.9)

- 1.2 An error was identified in Paragraph 2.9 which was formatted in such a way that it appeared to be a direct quote from CD5.4. The italicised phrase is not a direct quote from CD5.4 but a summary of conclusions presented in Paragraphs 8.9 to 8.11 (Pages 43/84).

- 1.3 In discussions between the Appellant and the Council it is agreed that Paragraph 2.9 should be deleted from CD7.9 and replaced with the following.

- Critically CD5.4 concluded that additional land will be required to meet both a quantitative and qualitative needs, and specifically a number of specific property requirements that existing sites/locations were not suitable for, including warehouse and distribution space to service local and sub-regional markets, as discussed in Paragraph's 8.9-8.11 as follows:

8.9 As such, for the borough to realise it's economic potential, there is a need to provide new employment land to both accommodate the scale of growth forecast but, equally importantly, diversify the portfolio to ensure different forms of demand and floorspace can be accommodated.

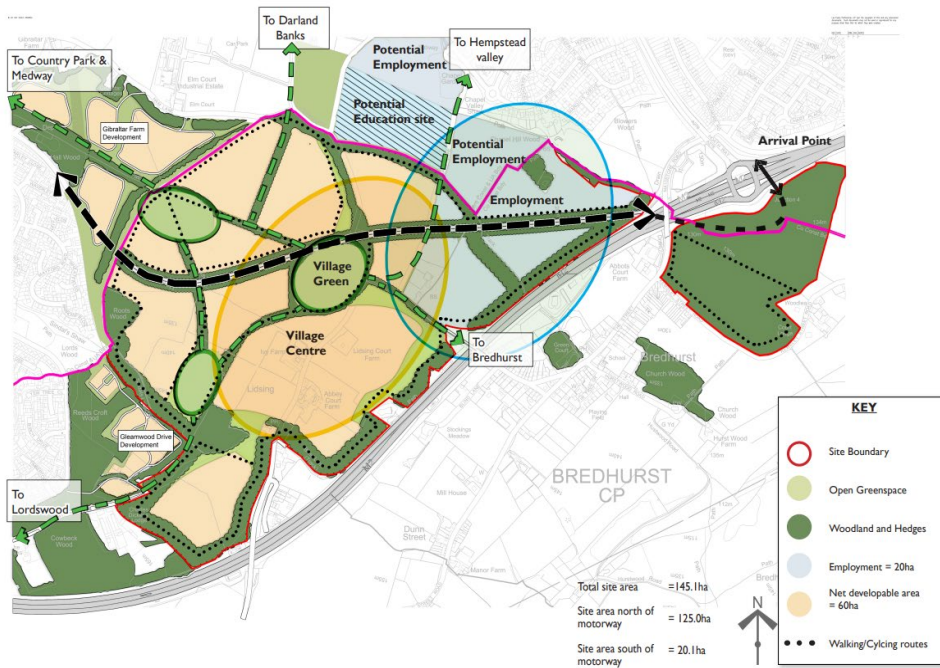
8.10 These new additions to the employment land portfolio should enable a genuinely new form of capacity and quality rather than replicate what is already provided. Delivery of new versions of the existing offer could be accommodated by the identified capacity within existing sites.

8.11 Future demand for commercial floorspace will most likely be driven by locally driven activity as business start up, expand or seek new premises. Clearly the borough is in a strong location to benefit from future inward investment but this is likely to be modest and shouldn't be relied upon as a major demand driver. This will drive some specific property requirements, including:

- *Smaller office floorplates within purpose built multi-tenant stock;*
- *Land for 'design and build', medium sized production/industrial units; and*
- *Local/sub-regional serving warehouse and distribution space.*

- The analysis that supported this conclusion included a detailed assessment of the former Syngenta Works site – which was only considered suitable for small light industrial and office space to service local businesses.

- 1.4 A clarification was also requested relating to the image of the Lidsing Garden Community potential layout included within Appendix II of CD7.9 (shown below for ease)



- 1.5 This plan was sourced from the consultation information published online by the scheme promoter at <https://www.humeplanning.co.uk/consultations/lidsing-garden-community/>
- 1.6 This specific plan is not included in any of the Inquiry Core Documents nor any of the eLPR evidence base.
- 1.7 Within the eLPR Main Modifications Consultation Document (CD6.14, paginated page 29) there is a similar diagram which it is agreed between the Appellant and the Council shows the broad alignment of the employment location (blue shading on the plan below). This diagram will be included in the next version of the eLPR.



Unit B4 Loc8 (Woodcut Farm, EMP1 (4))

- 1.8 During the Agenda Item 5 discussion the level of occupancy at EMP1 (4) was considered, with the only remaining Phase 1 plot highlighted given its scale, noting it form one of four larger units of which the other three had been let. Unit B4 as it is referred to is highlighted in the plan below.



- 1.9 As part of the discussion it was highlighted that Unit B4 was being promoted by the marketing agents for B1c use on their website – which conflicted with the Council's understanding of the potential use class of the unit.
- 1.10 Mr Coles of JLL has received confirmation from the marketing agents (CBRE) that the website listing is incorrect and should be listed as able to be used by B8 classed businesses. Confirmation from the marketing agent is appended to this SoCG.
- 1.11 It was noted in the discussion that the quantum of B8 could be limited by the overall cap placed on the development for that use class in conditions associated with consent granted and set out in CD4.13 Condition 10.
- 1.12 An overview of the status of units as of 10th January 2024 has been provided by JLL and is included overleaf.

| Phase 1 | | | | | |
|--|---------------------|--------------------|--------------------------------|------------------|-----------------|
| Unit | Size (sq ft) | Status | Tenant | Sign Date | Comments |
| A3 | 7,470 | Let | Hitachi Construction Machinery | Q3 2023 | |
| A4 | 5,588 | Let | Maidstone Removals | Q2 2023 | |
| A5 | 5,441 | Let | AT&T | Q2 2023 | |
| A6 | 10,597 | Let | LA Fabrications | Q3 2023 | |
| A7 | 8,394 | Let | Edmundson Electrical | Q3 2023 | |
| A8 | 5,441 | Let | Amaro | Q2 2023 | |
| A9 | 12,322 | Let | Atac Solutions | Q2 2023 | |
| B1 | 45,275 | Let | Zehnder | Q1 2022 | |
| B2 | 40,293 | Let | Va-q-tec | Q1 2022 | |
| B3 | 47,138 | Let | BAE Systems | Q3 2023 | |
| B4 | 59,119 | Available | Available | | Quoting £12.75 |
| Phase 2 – Under construction, PC August 2024, quoting £13.75-£14.50 per sq ft | | | | | |
| Unit | Size (sq ft) | Status | Tenant | Sign Date | Comments |
| A1 | 27,254 | Under Construction | | | |
| A2 | 19,268 | Under Construction | Exchanged (NDA in place) | Q4 2023 | £12.75 |
| A10 | 36,398 | Under Construction | | | |
| A11 | 31,194 | Under Construction | | | |
| A12 | 24,951 | Under Construction | Exchanged (NDA in place) | Q4 2023 | £12.75 |
| A13 | 31,216 | Under Construction | Under offer | | |
| E2 | 15,339 | Under Construction | | | |