

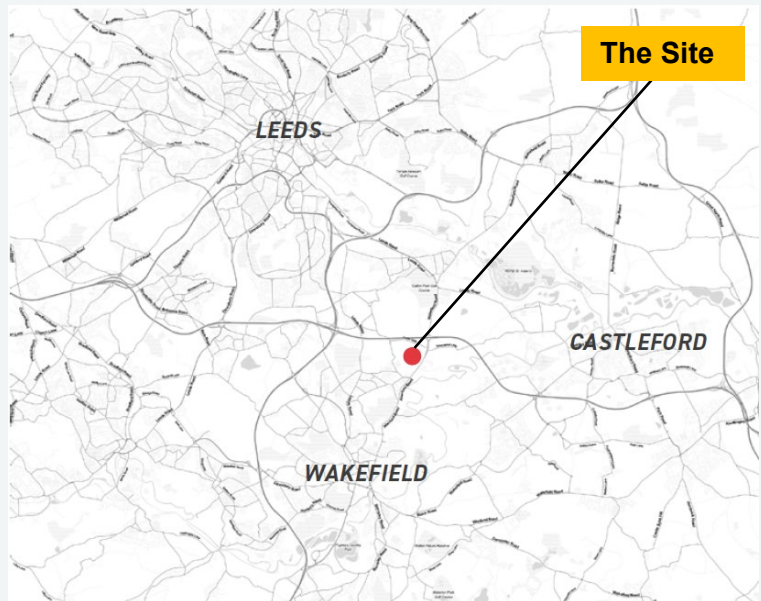
Land South of Castle Gate, Junction 30 WAKEFIELD

1 WELCOME

MARSHALL CDP WELCOME YOU TO THIS ONLINE COMMUNITY CONSULTATION EVENT.

The information presented shows our plans for the creation of a new strategic employment park on land to the south of Castle Gate Junction 30, M62, Wakefield.

CDP would like to hear your views on our plans for the development and ask that you provide any feedback by **Sunday 11 February 2024** via the comments section and feedback form on the website. Alternatively you can email us at info@egniol.com



THE APPLICANT



Marshall CDP is one of the largest construction and development companies in the North of England. They are a privately owned, family run company, established 120 years ago. Their offices are centrally located for the North, in Elland, where they started out.

CDP have an inhouse team of architects, lawyers and project managers who work together to deliver projects which are either developed speculatively or part funded, pre- let or pre-sold.

Their principal activity is the delivery of commercial projects in strategically important locations, be that high end city centre offices such as The Lincoln in central Manchester, or No 6 Queen Street in central Leeds, hotels such as Gotham and Brooklyn (both in central Manchester) or employment parks such as Link 62 in Normanton; Gain Lane, Bradford and 62 Leeds at Gildersome, amongst many others. In the last decade alone, CDP have delivered over 3m sf of employment space in the Leeds City Region.

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2 CONTEXT



LOCATION

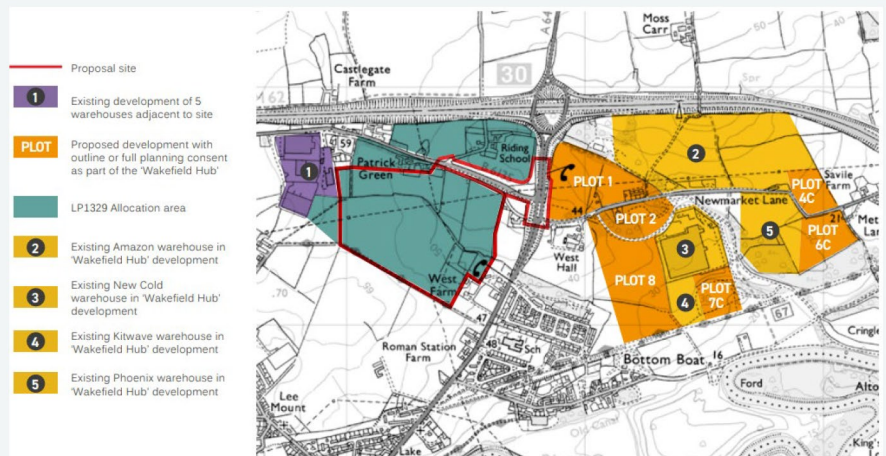
The site is located approximately 4.5km to the north west of Wakefield and 9km to the south east of Leeds in West Yorkshire. The site is currently predominately arable fields and pasture for grazing horses. A number of hedgerows and associated trees are located within and around the perimeter of the site, defining field boundaries. A small ditch bisects the site from east to west.

The site is located in close proximity to the Strategic Road Network (SRN), approximately 300m from Junction 30 of the M62, which runs east to west, to the north of the site. The village of Bottom Boat is located to the east of the site and Stanley is to the south. A number of existing industrial buildings are located within the vicinity of the proposal site and several new developments have been granted outline or full planning permission to the east of the site as part of the 'Wakefield Hub'. Several overhead power lines run across the site including a 400kv 18 conductor line, which has two pylons located within the site boundary.

PLANNING CONTEXT

The Site benefits from an allocation in Volume 2 of the Wakefield Local Plan 2036. ES14 allocates the site for employment purposes.

The site is part of a greenfield site allocated for 41.9 hectares of employment uses (B1 (b), B1 (c) E(g)(ii) Research and development of products or processes, E(g) (iii) Industrial processes, B2 General Industrial and B8 Storage and Distribution).



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3 THE PROPOSALS

The emerging proposals provide the opportunity to bring forward high quality employment development and create new jobs on a site which is allocated for this use by the Council's adopted planning policies.



The planning application will be submitted to Wakefield Council and seek hybrid planning permission for an employment development on land off Castle Gate comprising up to 92,903 sqm of employment related floorspace.

The proposed building plots are set within a landscape framework which seeks to protect and enhance existing vegetation and enhance existing boundary planting on site through proposed landscape buffers to site edges and entrances. An attenuation pond will be a large scale feature within the development area providing valuable ecology zones. The development plots have been formed around the on-site constraints with the largest plots located on the southern section of the site.

The proposed building plots are arranged around the retained existing features and overhead power lines, enhancing the existing landscape and providing a valuable central landscape ribbon hub through the centre of the site. The design of the site is around this Landscape Ribbon. This provides a wildlife corridor through the site, as well as creating a linear park for staff and visitors to enjoy. The Landscape Ribbon will include a variety of activities and features such as a table tennis, hammocks and picnic seating. A circular path will run through the space and will link to the existing footpaths to create a circular running and walking route for staff to use on breaks. Overall, in the region of 800 new trees will be planted as part of the landscaping strategy.

The development will include the provision of associated infrastructure such as waste storage / collection facilities, highways infrastructure, car parking, drainage features, green space and landscaping.

The primary vehicular access into the development will be taken from a new access junction off Castle Gate to the north of the site.

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4 PLANNING APPLICATION

A hybrid planning application will be made. A series of technical assessments have been prepared to ensure that the potential impacts arising from the proposed development are fully understood at the outset. It is recognised that the amenity of local residents should be protected, and appropriate mitigation identified if there could be effects.

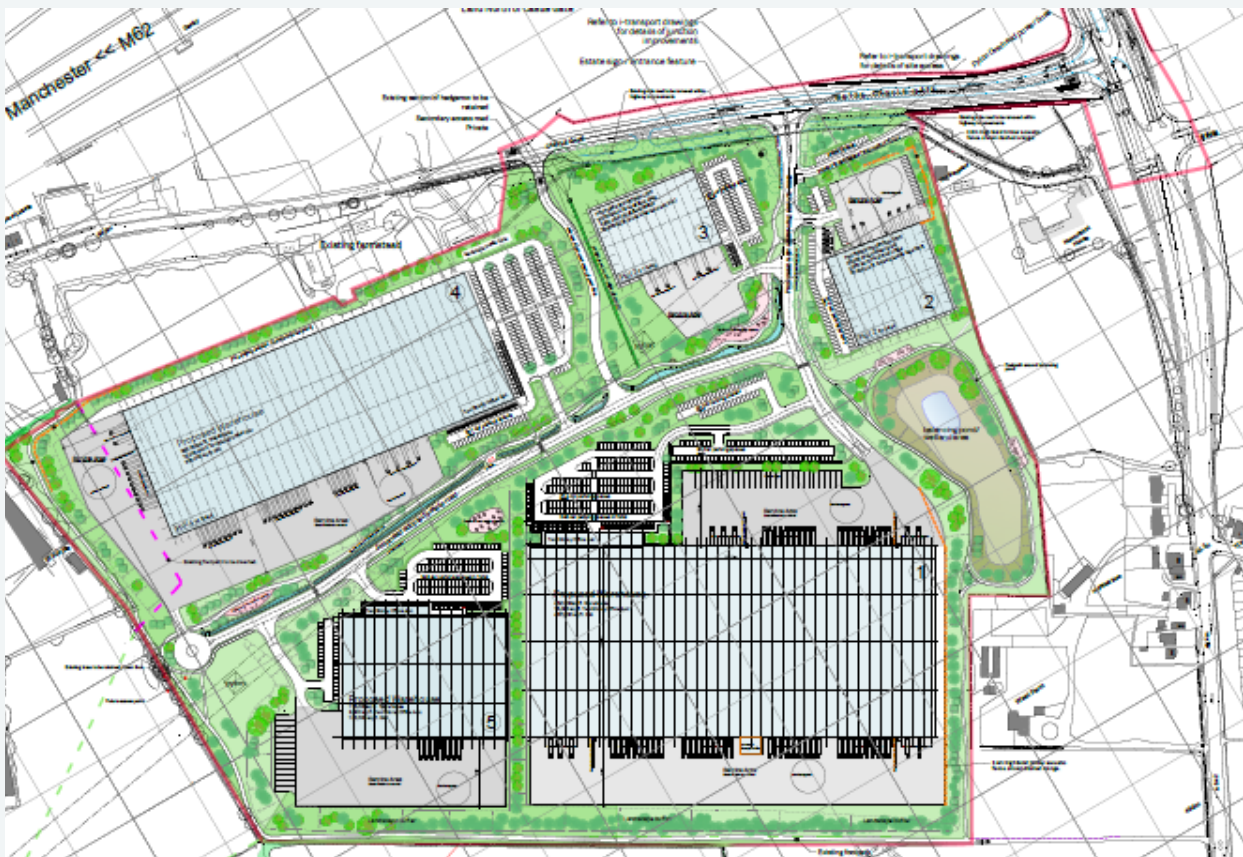
These technical assessments include:
Environmental Impact Assessment (EIA)
including assessment of:

- Landscape and Visual.
- Ecology.
- Built Heritage.
- Ground Conditions.
- Traffic and Transport.
- Climate Change.
- Socio-economics.

Standalone Reports including:

- Air Quality.
- Energy.
- Flood Risk Assessment.
- Health Impact Assessment.
- Noise and Vibration.
- Lighting.

All the technical reports will be available to review once the planning application has been submitted to Wakefield Council. Full details of the scheme proposals and design will also be provided in the Design and Access Statement.



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5 HOW IT WILL LOOK

The design of the proposals is shown on the illustrative computer generated image below.



6 KEY BENEFITS

The proposed development will bring significant benefits to the area including:

- Significant new investment into the borough through the construction process. The approximate development value of the scheme is £110 million.
- New employment floorspace will create jobs. It is estimated the completed development could support approximately 1316 full time jobs on site and 263 full time equivalent jobs off site.
- Job creation through construction. It is anticipated that the development could support approximately 440 full time jobs per annum during construction over the build out period.

In addition to the above, the proposed development will:

- Achieve BREEAM 'Excellent', EPC 'A' and incorporate energy efficiency and carbon reduction measures.
- Be accessible by public transport and by major transport infrastructure.
- Include cycle parking facilities to encourage sustainable forms of transport.
- Be of high quality design.
- Deliver landscaping to soften the appearance of the building and improve the sites biodiversity value.
- New open space, parks and recreation space.

The site is allocated for employment use in the Council's adopted Local Plan. New employment development will attract new business to the area and create jobs. Investment during the construction phase will create job opportunities in the building and trade industry, providing further jobs for local people and potentially providing business for local suppliers and contractors.

Next Steps

We hope you have found the consultation event informative. Your thoughts on the proposed scheme are welcomed and will remain confidential.

The consultation period will be 'live' between **Monday 29 January and Sunday 11 February 2024**. Any comments should be submitted during this period.

All comments from the public consultation event will be considered in advance of submission of the planning application. There will be further opportunities to comment on the scheme to Wakefield Council once the planning application has been submitted.

If you have any comments, then please don't hesitate to contact Egniol Consulting via email at info@egniol.com; postal address Unit 7, Llys Onnen, Ffordd y Llyn, Parc Menai, Bangor, LL57 4DF