

Section A: Scheme Summary

Name of scheme:	Langthwaite Enterprise Zone
PMO scheme code:	GD-PA4-021h
Lead organisation:	West Yorkshire Combined Authority
Senior responsible officer:	Kate Thompson, Combined Authority
Lead promoter contact:	Jacquie Boulton, Combined Authority
Case officer:	Neil Johnson
Applicable funding stream(s) – Grant or Loan:	Grant – Local Growth Deal 3 LCR Enterprise Zone Programme
Growth Fund Priority Area (if applicable):	Priority Area 4 – Infrastructure for Growth
Approvals to date:	<p>Decision Point 2 Case Paper: Combined Authority Board 14 December 2017 - Indicative Enterprise Zone programme approval of £20m from the Local Growth Fund, with approval of £302k of development costs.</p> <p>Call for Projects Case Paper: Combined Authority Board 28 June 2018 - Indicative approval of a further £24.939m through over programming against the Local Growth Fund, with approval of a further £1.541m of development costs.</p> <p>Change Request: To secure full funding approval of £1,986,297 of the available indicative funding</p> <p>The Enterprise Zone programme to date has secured indicative approval of £44.939m from the Local Growth Fund, with approval of £3,804,297 development costs.</p>
Forecasted full approval date (decision point 5):	March 2021
Forecasted completion date (decision point 6):	March 2025
Total scheme cost (£):	£5.55 million
Combined Authority funding (£):	£5.55 million
Total other public sector investment (£):	n/a

Total other private sector investment (£):	n/a
Is this a standalone project?	Yes
Is this a programme?	No
Is this project part of an agreed programme?	Yes – Leeds City Region Enterprise Zones, M62 Corridor.

Current Assurance Process Activity:



Scheme Description:

The Langthwaite Enterprise Zone is a site amounting to 9.45 hectares, located adjacent to the existing Langthwaite Business Park in South Kirkby.

The scheme is to provide:

- Working with Wakefield Council, an offsite access road as enabling works to open up the site for commercial development
- Preparation of the site through undertaking de-risking works such as ensuring the land is safe, flood prevention and site infrastructure to enable suitability for commercial development.

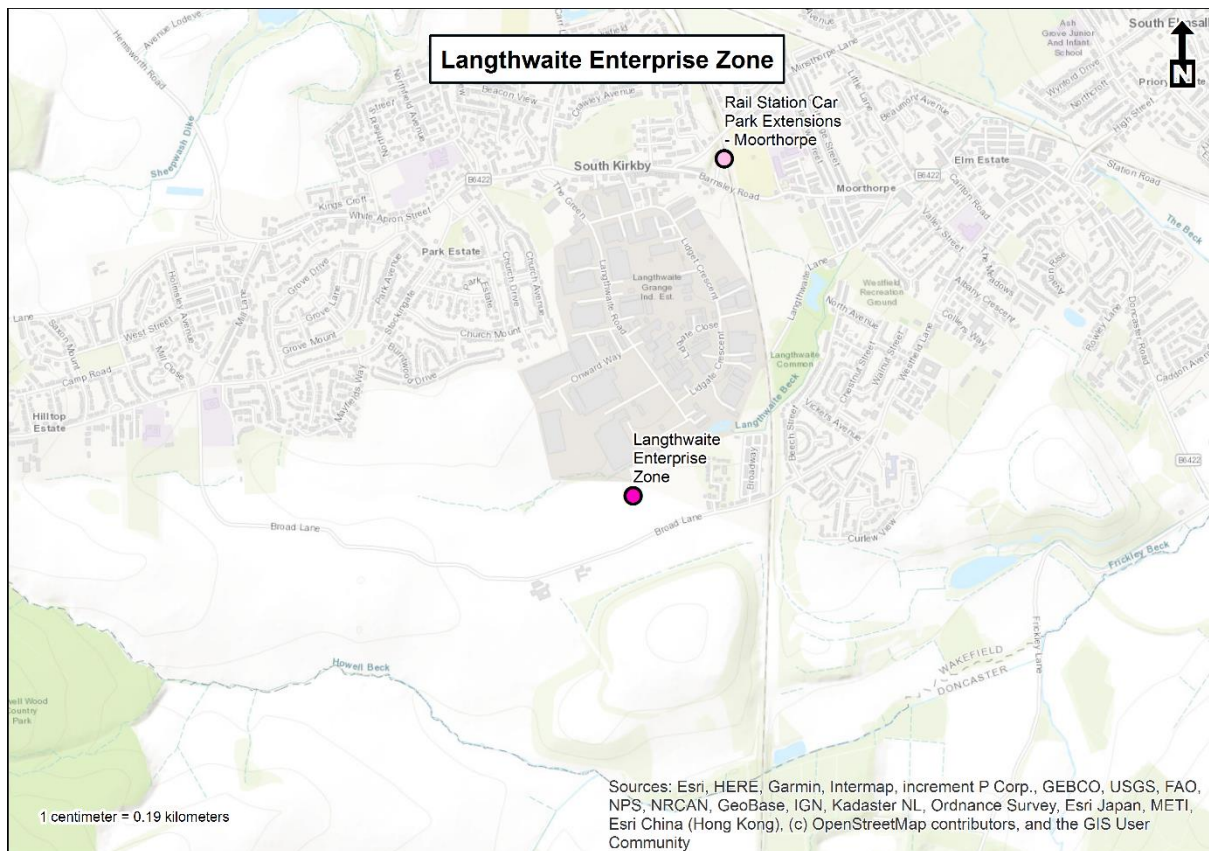
Business Case Summary:

Strategic Case	<p>The Leeds City Region Enterprise Zone programme supports the Leeds City Region Strategic Economic Plan (SEP) vision and the principle of 'good growth' by supporting the delivery of high-quality employment space in advanced and innovative manufacturing and complementary sectors.</p> <p>This scheme supports the Local Plan Policy ES8 – Langthwaite Grange Extension, South Kirkby and the Wakefield District Economic Strategy.</p> <p>The site has the potential to accommodate up to 25,545 sqm of commercial floorspace depending upon the scheme layout.</p>
Commercial Case	<p>Langthwaite business park extension was identified as a Phase 2 Enterprise Zone site by West Yorkshire Combined Authority and Wakefield Council in 2015.</p>

	<p>The market demand assessment demonstrates that there is insufficient good quality employment land and modern space to meet the requirements of both developers and businesses. Wakefield District benefits from proximity to the M62, M1 and A1. There is demand in the South Kirkby area is for small to mid-sized units.</p> <p>The existing Lanthwaite Business Park has few vacant units and only three plots remain undeveloped.</p>
Economic Case	<p>A long list of options has been considered including working with private sector partners or taking a more direct approach in delivery.</p> <p>The options considered focus on site preparation and infrastructure rather than above ground development.</p> <p>The scheme will deliver site remediation and an access road as well bringing two serviced plots of land next to the access road to market for development.</p> <p>This option with the new access will make the site more attractive to prospective tenants/buyers.</p>
Financial Case	<p>The total project capital cost is £4.920 million plus a risk allowance of £628,555 making a total of £5.548 million.</p> <p>This includes £1.261 million of development funding and the delivery of early enabling works as outlined above.</p>
Management Case	<p>The scheme will be developed and delivered through the existing Enterprise Zone project delivery team and governance arrangements at the Combined Authority, in partnership with Wakefield Council.</p> <p>The delivery programme anticipates completion to site enabling works including the access road by March 2022, with delivery of the full site development by March 2025.</p> <p>The monitoring and evaluation of scheme benefits, outputs, and outcomes will be undertaken as part of the Enterprise Zone programme monitoring and evaluation plan currently in development.</p>

Location map:

The following location map shows the location of the Langthwaite Enterprise Zone scheme:



Please note, depending on the level of scheme development, the location and scope of the schemes indicated here are indicative only.

For further information on Combined Authority schemes across the Leeds City Region please refer to: <https://www.westyorks-ca.gov.uk/growing-the-economy/leeds-city-region-infrastructure-map/>