
Report to: West Yorkshire Combined Authority

Date: 27 July 2023

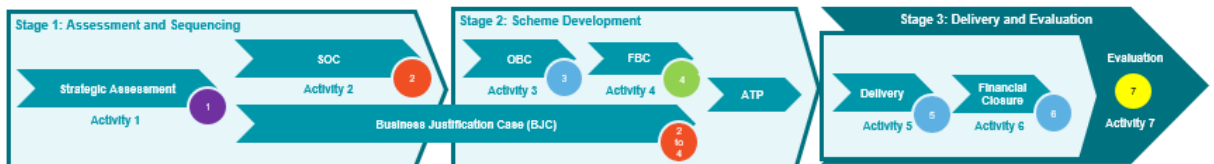
Subject: Project Approvals - Investment Priority 3 – Creating Great Places and Accelerated Infrastructure

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1 Purpose of this report

- 1.1 To report on proposals for the progression of, and funding for projects under Investment Priority 3 – Creating Great Places and Accelerated Infrastructure, within the West Yorkshire Investment Strategy (WYIS), that have been considered at stages 1, 2 and 3 of the Combined Authority’s assurance process.



- 1.2 The recommendations can be found in Section 12 of this report.

2 Report

- 2.1 This report presents proposals for the progression of schemes through the Combined Authority’s assurance process in line with the Combined Authority’s Assurance Framework. Further details on the schemes summarised below can be found as part of this report.

3 Investment Priority 3 (IP3) - Creating Great Places and Accelerated Infrastructure

- 3.1 Investment Priority (IP) 3: Creating Great Places and Accelerated Infrastructure, is a broad investment priority with cross-cutting themes and is well aligned to place-making, housing, regeneration, flood risk and digital infrastructure which are key areas of activity driven by the Place Regeneration and Housing Committee, the Combined Authority and the Mayor.

3.2 The Place Narrative¹ provides a level of strategic context for what we want to achieve through investment in place-based activity and the IP3 Portfolio. The Narrative identifies six cross-cutting place-based challenges which underpin our strategic approach to infrastructure programme and delivery.

Figure 1: Place Narrative Cross-Cutting Challenges



3.3 The challenges confirm that despite a thriving economy in parts of the region, not all of our communities feel the benefits of that growth. Increasing polarisation between communities and tackling the climate emergency requires action across all parts of the economy and infrastructure delivery.

3.4 The IP3 Portfolio identifies a range of themes with potential for a significant positive impact on the priorities outlined in the West Yorkshire Investment Strategy. The IP3 Portfolio contains a suite of programmes and projects within one or more of the following themes:

- Housing and Regeneration
- Employment Land
- Spatial Priority Areas
- Flood Infrastructure
- Digital Infrastructure
- Natural Environment and Green Infrastructure
- Safer and Stronger Communities (Safer Parks)

3.5 Our proposed investments in place making, infrastructure and programme development activity aims to shape places in a way that responds to these key challenges. In developing the priorities for the IP3 Portfolio it is useful to reflect on the extent to which investments will help to tackle these challenges.

3.6 Many of the themes specifically provide support and enabling capacity to the commercial sector where there is evidence of market failure. This can be due to a lack of commercial appetite/return or areas which cannot be delivered

¹ The Narrative was produced in partnership with the Place Panel (the advisory panel that preceded Place, Regeneration and Housing Committee).

commercially e.g. a public good, such as Green Infrastructure. Other themes support our public sector partners to deliver our shared objectives.

- 3.7 The 2 schemes detailed in this report are associated with the first three IP3 themes. The projects are on either end of the spectrum in terms of development cycle that highlights the range of activities that the IP3 portfolio covers.
- 3.8 The Employment Land Accelerator fund proposal reflects on the key learning outcomes from the Growth Deal –Independent Assessment Evaluation, specifically the Enterprise Zones programme and the recent Strategy Employment Land Review undertaken by Hatch. Both highlighted that the Combined Authority needs to have a better understanding of the West Yorkshire employment sites pipeline, and the potential challenges in bringing sites forward. Through developing the Business Justification Case for this project and consultation with partner councils it has been identified that a future pipeline should include focus on market demand by sector, site ownership issues and physical challenges at sites.
- 3.9 Strengthening our intelligence on employment sites across the pipeline is a priority to ensure we are able to maximise the deliverability of sites to attract private sector investment and to be ready to put forward funding bids.
- 3.10 The Employment Land Accelerator forms part of a wider suite of programmes targeting strategic sites for example it aligns with the Housing Accelerator Fund, development of Spatial Priority Areas as well as ongoing work on the West Yorkshire Investment Zone and the Strategic Place Partnership.
- 3.11 The Langthwaite Enterprise Zone is in the South Kirkby and South Elmsall Urban Extension Spatial Priority Area and is under the Combined Authority's direct ownership. The scheme seeks to secure approval to undertake direct infrastructure investment to facilitate the development of the site. Through securing ownership of the adjacent land, development of an access and creation of development platforms, it will unlock the future development of the site, which subject to the final Masterplan, will be capable of accommodating circa 26,942 sqm of commercial and employment space by December 2027. Further work is needed on the opportunity for the use of the site. Given its location next to Production Park and other businesses in the creative industry supply chain, the CA will look to build on these agglomeration benefits when considering occupiers. This also aligns with the Mayor's Creative New Deal objectives.

Scheme summaries

<p>Employment Land Accelerator Fund</p> <p>West Yorkshire</p>	<p><u>Scheme description</u></p> <p>The scheme looks to engage with the five West Yorkshire partner councils to create a pipeline of potential employment sites. The scheme will develop an understanding of employment site opportunities, that can then be explored further with the use of consultancy support. This will allow options to be identified to accelerate employment site delivery in the future.</p> <p>The scheme will be funded by the Combined Authority’s Single Investment Fund (SIF).</p> <p><u>Impact</u></p> <p>The scheme will create a pipeline of potential employment sites, to better understand opportunities for future investments. The number of sites on the pipeline will vary and will be prioritised to maximise outcomes and objectives for the Combined Authority.</p> <p><u>Decision sought</u></p> <p>Approval to proceed through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery).</p> <p>Total value of the scheme - £2,000,000</p> <p>Total value of Combined Authority funding - £2,000,000</p> <p>Funding recommendation sought - £2,000,000</p> <p>A decision by the Combined Authority is sought as part of this report</p>
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<p>Langthwaite Enterprise Zone – Wakefield</p>	<p><u>Scheme description</u></p> <p>The Langthwaite Enterprise Zone will unlock a 9.45 hectare site by delivering an access road and site remediation works.</p> <p>The scheme will be funded by Combined Authority’s Single Investment Fund (SIF).</p> <p><u>Impact</u></p> <p>The scheme will support and develop business growth in the region and realise the objective of “unlocking, enabling, and accelerating site development to deliver local economic growth”.</p> <p>The value for money assessment reflects a benefit cost ratio (BCR) 2.1 to 2.6. This is categorised as High value for money.</p> <p><u>Decision sought</u></p> <p>Approval to proceed through decision point 4 (full business case) and work commences on activity 5 (delivery).</p> <p>Total value of the scheme - £12,678,000</p> <p>Total value of Combined Authority funding - £12,678,000</p> <p>Funding recommendation sought - £11,626,000</p> <p>A decision by the Combined Authority is sought as part of this report</p>
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3.12 Since the Combined Authority's meeting on 22 June 2023, no decision points or change requests have been assessed in line with the Combined Authority's assurance process and approved through the agreed delegation to the Place, Regeneration and Housing Committee.

4 Information

4.1 The Combined Authority's Assurance Framework requires that formal approval is given to the following elements of a scheme as part of its development:

- The progression of a scheme through a decision point to the next activity.
- Indicative or full approval to the total value of the scheme funding requested.
- The Combined Authority's entry into a funding agreement with the scheme's promoter.
- The assurance pathway and approval route for future decision points.
- The scheme's approval tolerances.

4.2 This report provides information required to enable the Combined Authority to approve each of the above elements.

Projects in Stage 1: Assessment and Sequencing

4.3 There are no schemes to review at this stage or enter scheme details.

Projects in Stage 2: Scheme development

Project Title	Employment Land Accelerator Fund
Stage	2 (scheme development)
Decision Point	2 to 4 (business justification)

Is this a key decision?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the decision eligible for call-in by Scrutiny?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information or appendices?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, state paragraph number of Schedule 12A, Local Government Act 1972, Part 1:		
Are there implications for equality and diversity?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Background

- 4.4 The Employment Land Accelerator Fund seeks to utilise the Single Investment Fund (SIF) revenue funding to develop a pipeline of employment sites that is West Yorkshire wide, with the overarching aims to increase resilience of communities, accelerate and improve the quality of infrastructure, and drive inclusive and sustainable growth.
- 4.5 With a targeted, partnership-led approach to accelerating the development of employment sites, the scheme will identify opportunities to maximise employment investment and bring job growth to the region.
- 4.6 The scheme will engage with the five West Yorkshire partner councils and landowners/developers, utilising consultancy support, and investigate and assess potential employment site opportunities. The outcome will be a pipeline of sites identified for potential future development into employment sites; the pipeline will improve the region's ability to respond to funding opportunities.
- 4.7 The approach to assessing potential employment sites will be undertaken with a keen emphasis on strategy (at a local and regional level) including consideration of Spatial Priority Areas and sectoral growth. The assessment will be two stages, one creating a long list of strategic sites with a focus on Local Plans, sites already allocated for employment use, and brownfield land. The 2nd stage will reduce this to a shortlist of potential sites which will receive detailed specialist assessment.
- 4.8 The scheme will increase capacity and expertise related to employment pipeline projects at the Combined Authority and partner councils through partnership-led working and learning from the expert consultancy support.

- 4.9 A procurement exercise will be undertaken to establish a framework from which consultancy support will be drawn down.
- 4.10 By ensuring that a pipeline of high-quality employment sites is established it will support the Strategic Economic Framework's priorities of Boosting Productivity and Enabling Inclusive Growth.
- 4.11 The scheme will support the Mayoral pledges of:
- Creating 1,000 well paid, skilled jobs for young people
 - Supporting local businesses
- 4.12 A summary of the scheme's business case is included in **Appendix 1**.

Tackling the Climate Emergency Implications

- 4.13 The scheme's tackling of the climate emergency implications are:
- Development of a site prioritisation framework / process that aligns with the Combined Authority's priorities and strategies, including the West Yorkshire Climate and Environment Plan.
 - Support the delivery of Local Plans that seek to address housing needs, economic development opportunities, and social and environmental priorities.
 - Create a dedicated and spatial approach to site development that aligns with climate, skills and infrastructure investments, driving better employment and investment outcomes.
 - Integrate commercial development opportunities with other investment programmes such as skills, infrastructure, transport and connectivity, renewables, and green space enhancements.
 - Long term increased employment opportunities in areas aligned to the Combined Authority's transport investments and accessibility data, therefore reducing travel demand and having a positive indirect benefit to carbon outputs.

Outputs and Benefits

- 4.14 The scheme outputs and benefits include:
- To deliver a pipeline of sites, suitable for potential further investment to accelerate the delivery of employment sites. This will take place over the programme's lifetime, up to 2026.
 - To create an initial long list of 'strategic' sites based on factors including sites of strategic importance to developing key employment sectors, Spatial Priority Areas, size and scale of sites, and location of sites.
 - To increase local capacity and expertise related to employment pipeline projects at Local Authority level.
 - To improve the Combined Authority's readiness for future capital investment opportunities.

- To coordinate investment with partners to maximise growth, particularly in relation to the Combined Authority's Spatial Priority Areas.
 - To target interventions in a more strategic and coordinated way, aligning strategic land policies with investment priorities within the Combined Authority.
 - To support the delivery of the five West Yorkshire Local Plans.
 - To diversify employment opportunities and have a positive impact on economic development across West Yorkshire.
 - To reduce unemployment and enable inclusive economic growth.
- 4.15 A monitoring and evaluation plan will be developed during the delivery phase of this programme through which quantified outputs and benefits will be developed.
- 4.16 The scheme is expected to deliver good value for money.

Inclusive Growth Implications

- 4.17 The scheme inclusive growth implications include:
- Supporting job growth across the region, facilitating inclusive growth, regeneration, housing delivery, and helping to address the climate emergency.
 - Contributing towards Local Authorities achieving their Local Plan objectives, addressing housing needs and other economic, social and environmental priorities for each area. Local Plans seek to manage growth in a sustainable way and to balance the overall scale, distribution and phasing of developments.
 - Enabling future investment opportunities into employment sites that will increase the proportion of jobs accessible by bus within 30 minutes.
 - Enabling future investment opportunities into employment sites that will increase the number of people in Good Work.

Equality and Diversity Implications

- 4.18 An Equality Impact Assessment (EqIA) has been undertaken for the scheme and equality and diversity impacts taken account of as part of the development of the scheme and the business case development.
- 4.19 The scheme equality and diversity implications are:
- The EqIA demonstrates a correlation between some Equality and Diversity characteristics and / or minority groups and difficulty in accessing employment, particularly higher skilled jobs with corresponding higher incomes. By accelerating employment land generally, and particularly in areas where there are higher proportions of minority communities, there is an opportunity to address this.

- The scheme will look at the potential for including detail in the decision making / site prioritisation process regarding how the end user / developer might implement Equality and Diversity Impact policies.

Risks

4.20 The key scheme risks and mitigations are:

- A risk that outputs and outcomes are not fully maximised due to ineffective site prioritisation. This will be mitigated through the application of the site prioritisation criteria and process, developed and implemented in collaboration with Local Authority partners, and giving careful consideration to strategy, local demand, and site criteria.
- A risk that variations in business markets, skills uptake, and external incentives for businesses, outside of the Combined Authority's control, could impact on demand and investment locally into new employment sites. This will be mitigated by taking a flexible and comprehensive approach to employment land pipeline development, enabling the Combined Authority to adapt to changes in demand, and to leverage funding more effectively from Government programmes.
- A risk that inflationary cost rises could potentially reduce the scope and number of sites where interventions can be funded, which would result in reduced programme outputs. Some aspects of this will be mitigated through the procurement of specialist consultancy support with a price structure that is agreed upfront.
- A risk that the priorities of key stakeholders, particularly Local Authority partners of whom the programme is dependent upon, could be misaligned. This will be mitigated through agreeing a clear methodology for the prioritisation criteria and process with stakeholders and applying this to all sites.

Costs

4.21 The total scheme costs are £2,000,000.

4.22 The Combined Authority's contribution is £2,000,000 from the Single Investment Fund (SIF).

Assurance Pathway and Approval Route

Assurance pathway	Approval route	Forecast approval date
2 to 4 (business justification)	Recommendation: Combined Authority's Programme Appraisal Team Decision: Combined Authority	27/07/2023
5 (delivery)	Recommendation: Combined Authority's Programme Appraisal Team Decision: Combined Authority's Chief Operating Officer	01/09/2026

Other Key Timescales

- The programme will commence delivery July 2023.
- The programme is expected to be completed September 2026.
- Project Evaluation is expected to be completed October 2026.

Assurance Tolerances

Assurance tolerances
Combined Authority costs remain within +10% of those outlined in this report. Delivery (DP5) timescales remain within 6 months of those outlined in this report.

Appraisal Summary

- 4.23 The scheme is an enabler for future investment opportunities, by ensuring that the Combined Authority and Local Authority partners are ready to effectively bid for funding that is presenting the chance to invest in employment site development and acceleration.
- 4.24 The scheme business case was rated overall as green and demonstrated a strong strategic case. The scheme supports delivery of the Combined Authority's key priorities, by enabling and accelerating employment site development, therefore diversifying and amplifying employment opportunities across the region and helping to achieve a stronger economy for West Yorkshire.
- 4.25 The scheme will be managed by the Combined Authority, in partnership with the partner councils, with the support of external specialist consultants. Value for Money has been considered Good for the scheme through a cost/unit calculation based on a similar programme with a budget that has been set by Government.

Recommendations

- 4.26 The Combined Authority approves that:
- (i) The Employment Land Accelerator Fund scheme proceeds through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery).
 - (ii) Approval to the Combined Authority's contribution of £2,000,000. The total scheme value is £2,000,000.
 - (iii) Future approvals are made in accordance with the assurance pathway and approval route and tolerances outlined in this report. Where required, any future committee level approvals are delegated to the Place, Regeneration and Housing Committee.

Project Title	Enterprise Zone (EZ) Langthwaite Business Park Extension
Stage	2 (scheme development)
Decision Point	4 (full business case)

Is this a key decision?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the decision eligible for call-in by Scrutiny?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information or appendices?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, state paragraph number of Schedule 12A, Local Government Act 1972, Part 1:		
Are there implications for equality and diversity?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Background

- 4.27 The Enterprise Zone (EZ) Langthwaite Business Park Extension scheme was originally developed as part of the Leeds City Region EZ programme which has an overarching objective of “unlocking, enabling, and accelerating site development to deliver local economic growth”.
- 4.28 The Langthwaite site amounts to 9.45 hectares and is located to the north of Broad Lane and south of Langthwaite Grange Industrial Park in South Kirkby, Pontefract.
- 4.29 The Combined Authority contribution of £12,677,146 will enable the delivery of phase 1 of the site development plan by October 2024 and includes:
- Project development costs; detailed design, outline planning approval, Section 106 Agreement.
 - An extension to the existing industrial estate by providing an access road to the site from the existing Onward Way.
 - Full site de-risking works; remedial earthworks and site infrastructure such as services, roads and balancing ponds (collects surface water and releases into drainage system).
- 4.30 Subject to the final masterplan, a fully completed site could deliver 9 units by 2031 capable of accommodating commercial and employment space in the region of 23,053 sqm (248,200 sqft), and deliver 766 jobs, generating £136,300,000 of Gross Value Added (contribution to the economy). Future development on the site could deliver a total business rates income of approximately £11,000,000 to the Combined Authority up to 2042 (rates collected to contribute towards local services) and could yield a capital receipt in the region of £3,244,000.

- 4.31 Whilst the above is the current understanding on how the site development could be brought forward and the forecast timescales, the project team is still considering the final options. Several options are being considered on progressing plot sales and commercial arrangements with prospective developers, i.e., release plots in phases, sell the whole site at once, or the public sector directly delivers the site by entering lease/rent arrangements.
- 4.32 A summary of the scheme's business case and location map is included in **Appendix 2**.
- 4.33 To bring the site forward additional land purchase is required in order that the design for the access road can be completed to adoptable standards. The owner of the land adjacent to the access road has offered to sell their interest to the Combined Authority. Approval is needed for the purchase of this land which is essential to provide an adoptable access road and would enhance the site provision.

Tackling the Climate Emergency Implications

- 4.34 A partial Carbon Impact Assessment has been undertaken considering the Carbon impact during construction. This would result in an increase of 3,261 tCO₂ into the environment. As the scheme develops with a greater certainty of its final use a full Carbon Impact Assessment will be undertaken to fully assess the schemes impacts.
- 4.35 The scheme will seek to increase biodiversity on the site by 10% by creating an open green space within the site, the development of new habitat in the form of containment ponds from a sustainable urban drainage system, and a new green walkway alongside the beck. Furthermore, the retaining structures on site will maximise the use of gabions and timber to promote habitat creation for flora and fauna on site.
- 4.36 The Onward Way access road will also include new footpaths and a cycle lane to enable walking and cycle trips as a modal choice to the site, reducing the reliance on the car and mitigating against further carbon emissions.
- 4.37 As part of the Planning process, inclusion of specific conditions on to the Developer will also be considered as part of bringing the full site forward, such as including cycle parking spaces and electric charging infrastructure.

Outputs and Benefits

- 4.38 The scheme outputs and benefits are:
- Construction of the new site access road, extending the existing Onward Way by 0.19km.
 - Two way cycle lane and new footpaths as part of the extended Onward Way access road.
 - Site preparation and remediation works of 9.45 hectares of land, including site levelling, creation of development plots, and on site infrastructure including extending the road on the site and providing 2 balancing ponds for drainage.

- Unlocked land, which subject to the final Masterplan will be capable of accommodating 9 commercial units, equivalent to 23,053 sqm of commercial and employment space by December 2027.

4.39 A value for money assessment calculates a Benefit Cost Ratio (BCR) of between 2.1 and 2.6, classifying the scheme as High value for money.

Inclusive Growth Implications

4.40 The scheme supports principles of inclusive growth as it will unlock a site for future development which will create job opportunities, notably benefitting a low employment area of Wakefield but also residents across the West Yorkshire region.

4.41 The site sits in a Spatial Priority Area (SPA) and in addition to the delivery of employment opportunities on this site, it will act as a catalyst to the further development of the South Kirkby Urban Extension which includes 10 hectares of additional employment land and circa 900 new homes.

Equality and Diversity Implications

4.42 The scheme will produce an Equality Impact Assessment (EqIA) before moving into delivery as part of their approval to proceed. This will ensure the design of the Onward Way access road makes it accessible for all users, including those classed as a protected characteristic in the Equality Act 2010.

4.43 The EqIA assessment will also reflect on the cycle infrastructure to be designed as part of the Onward Way access road, including its compliance with the Department for Transport's Local Transport Plan Note 1/20 (LTN1/20).

Risks

4.44 The key scheme risks and mitigations are:

- Planning permission delayed impacting the ability to deliver the scheme. This risk has been mitigated by maintaining close liaison with Wakefield Council on Planning conditions and issues, with a tender also released for discharging planning conditions.
- Failure to resolve land ownership and price negotiations, delaying construction of the Access Road and remediation works. This risk has been mitigated by continuing to have all land acquisition and design options available including an alternative access road design that would not be adopted highway.
- Insufficient connections provided or available in a timely manner to enable the site to be sufficiently serviced by utility connections due to utility provider lack of resources, impacting the ability to bring the site development forward. This risk has been mitigated by the scoping of utility connections to be drawn out through new Pre-construction Service Agreements, with early engagement and quotations carried out to inform cost estimate and programme.

- Works to the Beck requires more substantial approvals and design, impacting costs and delivery timescales. This risk has been mitigated by maintaining engagement with the Lead Flood Officer at the Council and Planning Authority, and including a risk cost should a Flood Risk Assessment be needed.

Costs

- 4.45 The total scheme cost is £12,678,000, and will be fully funded by the Combined Authority, of which:
- £11,626,000 from the Single Investment Fund (SIF)
 - £1,052,000 are historical costs which funded the early stages of business case development, of which £417,000 was funded from the Local Growth Deal and £405,000 from the Getting Building Fund. In addition £250,000 was approved by the Combined Authority meeting on 2 February 2023.
- 4.46 To support the scheme to progress from full business case to Approval to Proceed £350,000 of development funds are requested to be approved.
- 4.47 The Combined Authority scheme is not funding delivery of the commercial units, although it is still developing and finalising its asset development plan, which will explore plot sales and commercial arrangements with prospective Developers.
- 4.48 To note, at the outset of the EZ Programme, the Combined Authority purchased the site for £1,600,000, funded through the EZ Programme level Growth Deal approval.
- 4.49 Future sale of the site could yield a capital receipt in the region of £3,244,000 to the Combined Authority, whilst calculations indicate the Combined Authority could receive a total Business Rates Return income of £11,000,000 up to 2042.

Assurance Pathway and Approval Route

Assurance pathway	Approval route	Forecast approval date
4 (full business case)	Recommendation: Combined Authority's Programme Appraisal Team Decision: Combined Authority	27/07/2023
Approval to Proceed	Recommendation: Combined Authority's Programme Appraisal Team Decision: Combined Authority's Chief Operating Officer	13/09/2023
5 (delivery)	Recommendation: Combined Authority's Programme Appraisal Team	31/05/2025

	Decision: Combined Authority's Chief Operating Officer	
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Other Key Timescales

- September 2023 - Planning consent secured.
- October 2023 - Start on site.
- May 2025 – Access Road and Remediation Construction works complete.

Assurance Tolerances

Assurance tolerances
Combined Authority costs remain within +5% of those outlined in this report.
Delivery (DP5) timescales remain within +3 months of those outlined in this report.
Outputs: Remain within -10% of those outlined in this report.

Appraisal Summary

- 4.50 The scheme at full business case supports the Combined Authority's strategic priorities as unlocking the site will enable development to come forward which will create jobs and economic benefits, notably as the Langthwaite site sits in a Spatial Priority Area.
- 4.51 The economic case showed a High value for money with a benefit to cost ratio of between 2.1 to 2.6
- 4.52 To strengthen the business case, there are a number of products it needs to revisit, such as the Equality Impact Assessment, Carbon Impact Assessment, and, Monitoring and Evaluation Plan. These will be developed before the project goes into delivery.
- 4.53 It is also recommended that the scheme secures approval of its asset development plan at the earliest opportunity. It is accepted that several options are available to the Combined Authority as to how future plot sales and full site development is taken forward. The project team has conveyed that there is market interest in the site.

Recommendations

- 4.54 The Combined Authority approves that:
- The Enterprise Zone Langthwaite Business Park scheme proceeds through decision point 4 (FBC) and work commences on activity 5 (Delivery), subject to the conditions set by the Programme Appraisal Team.
 - Subject to the conditions set by the Programme Appraisal Team, approval of £11,626,000 is given, taking the total approval to £12,678,000. The total scheme value is £12,678,000.

- (iii) Approval of £350,000 development costs, from the total approval, taking the approval to date to £1,402,000.
- (iv) Approval for the purchase of additional land adjacent to Onward Way for provision of the access road.
- (v) Future approvals are made in accordance with the assurance pathway and approval route and tolerances outlined in this report. Where required, any future committee level approvals are delegated to the Place, Regeneration and Housing Committee.

Projects in Stage 3: Delivery and Evaluation

4.55 There are no schemes to review at this stage or enter scheme details.

5 Tackling the Climate Emergency implications

5.1 The Climate Emergency implications have been considered on all projects included in this report as part of their business case development.

6 Inclusive Growth implications

6.1 The inclusive growth implications have been considered on all projects included in this report as part of their business case development.

7 Equality and Diversity implications

7.1 Equality Impact Assessments (EqIA) have been undertaken on all projects included in this report as part of their business case development.

8 Financial implications

8.1 The report seeks endorsement to expenditure from the available Combined Authority funding as set out in this report.

9 Legal implications

9.1 The payment of funding to any recipient will be subject to a funding agreement being in place between the Combined Authority and the organisation in question.

10 Staffing implications

10.1 A combination of Combined Authority and local partner council project, programme and portfolio management resources are or are in the process of being identified and costed for within the schemes in this report.

11 External consultees

11.1 Where applicable scheme promoters have been consulted on the content of this report.

12 Recommendations (Summary)

Employment Land Accelerator Fund

12.1 The Combined Authority approves that:

(i) The Employment Land Accelerator Fund scheme proceeds through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery).

(ii) Approval to the Combined Authority's contribution of £2,000,000. The total scheme value is £2,000,000.

- (iii) Future approvals are made in accordance with the assurance pathway and approval route and tolerances outlined in this report. Where required, any future committee level approvals are delegated to the Place, Regeneration and Housing Committee.

Enterprise Zone Langthwaite Business Park Extension

12.2 The Combined Authority approves that:

- (i) The Enterprise Zone Langthwaite Business Park Extension scheme proceeds through decision point 4 (FBC) and work commences on activity 5 (Delivery), subject to the conditions set by the Programme Appraisal Team.
- (ii) Subject to the conditions set by the Programme Appraisal Team, approval of £11,626,000 is given, taking the total approval to £12,678,000. The total scheme value is £12,678,000.
- (iii) Approval of £350,000 development costs, from the total approval, taking the approval to date to £1,402,000.
- (iv) Approval be granted for the purchase of additional land adjacent to Onward Way for provision of the access road.
- (v) Future approvals are made in accordance with the assurance pathway and approval route and tolerances outlined in this report. Where required, any future committee level approvals are delegated to the Place, Regeneration and Housing Committee.

13 Background Documents

13.1 None as part of this report.

14 Appendices

Appendix 1 – Employment Land Accelerator Fund Business Case Summary

Appendix 2 – Enterprise Zone Expansions – Wakefield Langthwaite Business Case Summary