

B8 Real Estate

Addendum

**To Proof of Evidence of STEVEN JOHNSON
(for the Applicants) on DEMAND FOR
EMPLOYMENT LAND AND PREMISES**

Call-in by the Secretary of State of an application made by
LANGTREE PROPERTY PARTNERS LLP

LOCAL PLANNING AUTHORITY – WARRINGTON BOROUGH
COUNCIL REFERENCE 2019/34799

PLANNING INSPECTORATE REFERENCE
APP/M0655/V/22/331187

RELATING TO: Land to the west of junction 20 of the M6
motorway and junction 9 of the M56 motorway and to the south
of Grappenhall Lane and Cliff Lane, Grappenhall, Warrington –
known as Six:56

10 May 2024

Introduction

This Addendum to my Proof of Evidence addresses any matters that I considered should be updated since I prepared my Proof of Evidence (ID51) in December 2023. These matters comprise:

- Total building take-up for 2023 plus market activity to the end of April 2024.
- Current availability of Grade A/Speculative and units under construction as at April 2024.
- Changes to consented land supply.

This Addendum document should be read in conjunction with my Proof of Evidence (ID51). References within this Addendum relate to paragraph references within my Updated Proof of Evidence. Any new or amended text is highlighted in red below.

1 Detailed Updates

- 1.1 Paragraph 4.29 – Regional Overview- amend first sentence – “*total take-up for the year from January to December 2023 was 135,523 sq m*”.

add new sentence at end of paragraph “*Regional take-up from January to April 2024 was 14,655 sq m with a further 104,112 sq m under offer including a single building of 62,641 sq m, the largest speculative available building in the region. This highlights a positive first quarter to the market*”.

- 1.2 Paragraph 4.31 – Total 2023 take-up

Q1	42,431 sq m
Q2	37,944 sq m
Q3	44,925 sq m
Q4	10,223 sq m
Total	135,523 sq.m

- 1.3 Paragraph 4.32 – amend first sentence “*New floor space contributed 61% or 82,121 sq m of the take-up*”.

- 1.4 Paragraph 4.39 – amend paragraph “*The availability of Grade A accommodation at May 2024 in the North West is 539,858 sq m in 28 buildings. There are 11 speculatively constructed buildings, 10 units under construction and 7 existing buildings available*”.

- 1.5 Paragraph 4.44 - Omega – amend fifth sentence “*There are currently 23 buildings over 9,290 sq m that have been built out. The Omega West extension granted consent for a further 213,755 sq m – one plot to accommodate up to 39,100 sq m is available*”.

- 1.6 Paragraph 6.2 - Demand – amend third sentence “*2023 take-up was 135,523 sq m. January to April 2024 take-up was 14,655 sq m with a further 104,112 sq m under offer*”.

- 1.7 Paragraph 6.5 - Final 2023 Percentage breakdown

Year	Existing (Grade A)	Speculative Build	Build to Suit
2023	39%	42%	19%
Average Since 2014	27.46%	40.1%	32.44%

- 1.8 Paragraph 7.1 - Supply – amend sentence “*The availability of Grade A, speculative build and units under construction which are over 9,290 sq m is 539,858 as at May 2024.*”
- 1.9 Paragraph 7.2 – Speculative Units Under Construction – amend sentence “*There are 10 units currently under construction totaling 206,154 sq m*”.

Under Construction	Sq. m
<i>XDock 549, Widnes</i>	<i>51,065</i>
<i>Arc Royal, Birkenhead</i>	<i>45,963</i>
<i>Unit 2 Symmetry Park Huyton</i>	<i>25,278</i>
Frontier Park, Burnley	14,654 <i>(exchanged)</i>
Trafford 150, Trafford Park	13,772
<i>Unit 3 Atlantic Park Bootle</i>	<i>12,484</i>
Image 3, Knowsley	11,148
<i>Unit 4 Atlantic Park Bootle</i>	<i>10,986</i>
<i>Plot J2 Kingsway Rochdale</i>	<i>10,823</i>
Vortex Business Park, Ellesmere Port	9,981
<i>Total</i>	<i>206,154</i>

1.10 Paragraph 7.3 – Speculative Build – amend sentence “*There are 11 speculative build units immediately available with a total floor area of 240,154 sq m*”.

Existing Speculative Build	Sq. m
Link Logistics Park, Ellesmere Port	62,641 <i>(under offer)</i>
Oldham 367, Chadderton	34,304
Omega Loop, Warrington	28,768
Viking Park, Widnes	18,696
Aviator Park, Ellesmere Port	18,475
Imperial 165, Kingsway, Rochdale	15,394 <i>(under offer)</i>
<i>Botany Bay, Chorley</i>	<i>14,712</i>
<i>Skylink 147, Cheadle</i>	<i>13,691</i>
1B Link Logistics Park, Ellesmere Port	10,655
Unit 2 PLP Ellesmere Port	12,877
<i>Knowsley 107</i>	<i>9,941</i>
<i>Total</i>	<i>240,154</i>

- 1.11 Paragraph 7.4 – Existing Buildings– amend sentence *“There are 7 existing Grade A buildings available totaling 93,550 sq m”.*

Existing Building	Size sq. m
Bolton 280, Wingates	26,077 <i>(Under Offer)</i>
L175, Speke	16,358
Icon 3, Manchester	12,855
M2, Heywood	9,755
Deva 100, Chester	9,607
Icon 4, Manchester	9,569
<i>Unit 1 Tenth Avenue Deeside</i>	<i>9,329</i>
Total	93,550

- 1.12 Paragraph 7.7 – amend sentence *“Based on the current supply of 539,858 sq m and the 5 year average annual take-up of 295,044 sq m there is 22 months’ supply”.*
- 1.13 Paragraph 7.8 – amend sentence *“Based on the 10 year average take-up of 266,109 sq m there is 24 months’ supply”.*
- 1.14 Paragraph 7.10 – amend sentence *“There are only 3 units in excess of 27,870 available with 2 additional units in the size range now under construction highlighting increased demand for larger buildings”.*
- 1.15 Paragraph 7.12 – new sentence at end of paragraph *“this building of 62,641 sq m is currently under offer”.*
- 1.16 Paragraph 7.14 – amend paragraph *“In summary the North West distribution market has a limited supply of buildings providing 22-24 months’ supply based on the 5 and 10 year average take-up in 28 units. There are only 3 buildings in excess of 27,870 sq m immediately available, one of which is under offer. There are no buildings over 9,290 sq m available or under construction within Warrington Borough Council’s administrative area. 22% of all current available units have either exchanged or are under offer”.*

Section 8 – Employment Land Regional Sites

- 1.17 Paragraph 8.1 – amend sentence 3 *“There are approximately 1,658,873 sq m of sites with outline or detailed planning consent in the North West for units over 9,290 sq m. These are*

located over 23 locations”.

- 1.18 Paragraph 8.3 – amend sentence *“There are 52 sites in total. No sites are within the Warrington Borough area”.*
- 1.19 Paragraph 8.4 – amend sentence *“There are 23 sites that have consent for units of between 9,290 sq m and 18,580 sq m totaling 287,092 sq m”.*
- 1.20 Paragraph 8.5 – amend sentence *“There are 10 sites that have consent for units between 18,580 sq m and 27,870 sq m totaling 218,570 sq m”.*
- 1.21 Paragraph 8.6 – amend sentence *“There are 7 sites that have consent for units totaling 238,696 sq m”.*
- 1.22 Paragraph 8.8 – amend sentence *“There is 1 site that has consent for a unit totaling 48,772 sq m”.*
- 1.23 Paragraph 8.12 – amend sentence *“The table highlights the limited availability of sites capable of accommodating large requirements over 27,870 sq m with only 19 of the 52 sites being able to accommodate this size of requirement one of which is under offer”.*
- 1.24 Paragraph 15.5 – amend sentence *“The current supply of Grade A buildings in the North West is 539,858 sq m in 28 units. This represent only 22-24 months’ supply based on the 5 and 10 year average take-up respectively”.*
- 1.25 Paragraph 15.17 – add paragraph *“This update does not change my previous conclusions which are as follows:*
 - *The current total of consented sites is similar to my previous submission.*
 - *The existing building supply has increased but is predominately in two buildings totaling 97,028 sq ft in Widnes and Birkenhead which have recently commenced construction and not regarded as prime logistics locations.*
 - *After the economic and political uncertainty in 2023 there has been a significant increase in activity during Q1 2024 with one unit of 14,655 sq m not due to PC until June now exchanged and a further 3 units totaling 104,112 sq m currently under offer.*
 - *There has also been a notable increase in enquiries for buildings over 27,870 sq m and particularly for buildings over 46,450 sq m.*
 - *Through our extensive market presence and knowledge of current active enquiries I predict that there could be an additional 200,000 sq m of take-up during 2024 which would result in total take-up for the year of circa 320,000 sq m, significantly above the 5 year average. This anticipated take-up will leave circa 220,000 sq m of stock available, equivalent to only 9 months’ supply based on the 5 year average.*
 - *Of the available sites with detailed planning and infrastructure in place, I predict that the 2025 pipeline will only provide an additional 7 buildings totaling 161,927 sq m.*
 - *There has been a notable recent increase in enquiries above 46,450 sq m and at present there are only 4 consented sites in the region capable of accommodating units of this size, one of which is under offer. Six 56 can accommodate a single unit up to 93,026 sq m the largest single floor plate in the region. Failure to provide sites able to accommodate units of this size will result in enquiries and businesses taking space*

outside the North West region.

- *This situation is a potential crisis down the road which will result in market failure and therefore reinforces the urgent need for additional floor space.*
- *If consented Six 56 will become the best strategic employment site in the North West and due to its attributes will be top of the list for the majority of occupier requirements. Its prime location on the M6 along with its ability to offer a wide range of unit sizes including several plots over 46,450 sq m, gives it a unique position compared to all other consented sites.*
- *In my opinion not granting consent for the scheme will be a very significant missed opportunity for the North West region, the town and the economy.*

1.18 Appendix 7 – amend table

No	Property/Site by Unit Size	Authority	Unit Size (sq. m)	
	9,290– 18,580 sq. m			
1	Viking Park, Congleton	Cheshire East	9,590	Located in Congleton, 8.5 miles from j17, M6. This is a secondary location and does not compete with Six 56
2	V1, Voltage Park, Carrington	Trafford	9,885	Serves the Greater Manchester conurbation. Road access will improve, it is c 22 miles from Six 56.
3	Unit 2, Symmetry Park Wigan,	Wigan	10,219	Accessed off j25, M6 – a north off /south on junction. The site is 14 miles north of Six 56 and does not compete.
4	Academy 2 Knowsley	Knowsley	10,219	Located off j4, M57 the site serves the local conurbation and is 25 miles from Six 56. The site is not competition.
5	Martland Park Wigan	Wigan	10,486	Accessed off j25, M6 – a north off /south on junction. The site is 14 miles north of Six 56 and does not compete.
6	Unit 2B, Gateway Deeside	Flintshire	10,512	Located c 26 miles from Six 56, the site is focused on the local North Wales market. The site does not compete with Six 56.
7	Unit 2, G-Park Skelmersdale,	West Lancs	10,540	Accessed of j4, M58, the site serves the West/Central Lancashire area. It is 23 miles from Six 56 and does not compete
10	Unit 5, Lowry Park, Manchester	Manchester	11,482	Located in Manchester close to the city centre, the focus is last mile delivery. The site is 22 miles from Six 56 and does not compete.
11	Unit 7 APTUS Preston	Central Lancashire	11,584	Located north of Preston off j31A servicing the central Lancashire market. The site is 37 miles from Six 56 and does not compete.
12	Unit 9 APTUS Preston	Central Lancashire	11,584	Located north of Preston off j31A servicing the central Lancashire market. The site is 37 miles from Six 56 and does not compete.
13	Panattoni Park, Crewe	Cheshire East	11,613	Located off j16, M6 25 miles south of Six 56. The location serves the south Cheshire/Potteries area. The site is not competition to Six 56.

No	Property/Site by Unit Size	Authority	Unit Size (sq. m)	
14	H Park, Heywood	Rochdale	11,761	Located off j3, M66 and j19, M62. The site requires infrastructure provision. The site is not competition and is located in North Manchester.
15	Plot L, Kingsway Business Park, Rochdale	Rochdale	12,077	Located 31 miles from Six 56, the location serves Greater Manchester and the M62 corridor. The site does not compete.
16	Haydock 134, Penny Lane, Haydock	St. Helens	12,453	Located at j23,M6, the site is within the wider Warrington market area.
18	Unit 8 APTUS Preston	Central Lancashire	13,656	Located north of Preston off j31A servicing the central Lancashire market. The site is 37 miles from Six 56 and does not compete.
19	V4, Voltage Park, Carrington	Trafford	13,020	Serves the Greater Manchester conurbation. Road access will improve, it is c 22 miles from Six 56.
20	Panattoni Park, Crewe	Cheshire East	13,285	Located off j16, M6 25 miles south of Six 56. The location serves the south Cheshire/Potteries area. The site is not competition to Six 56.
21	FP3 Frontier Park Burnley	Hyndburn	14,753	Located off j9, M65 – not competition and in North Lancashire.
22	Link 23 Haydock	St Helens	14,491	Located at j23, M6 the site is in the wider Warrington market area.
23	Unit 4, Lowry Park, Grimshaw Lane	Manchester	14,214	Located in Manchester close to the city centre, the focus is last mile delivery. The site is 22 miles from Six 56 and does not compete
24	Unit 8, Phase 2, Pendle Park, Nelson	Pendle	15,434	Pendle Park is 53 miles from Six 56 along the M65 corridor. It is remote and serves a local market.
25	Unit 5 Atlantic Park Bootle	Sefton	16,583	Located in North Liverpool serving the north Merseyside and Port of Liverpool market. It is 29 miles from Six 56 and does not compete.
26	Unit 1, Symmetry Park Wigan	Wigan	17,651	Accessed off j25, M6 – a north off /south on junction. The site is 14 miles north of Six 56 and does not compete.
	Sub Total – 23 sites		287,092	

No	18,580 – 27,870 sq. m			
	Property/Site by Unit Size	Authority	Unit Size (sq. m)	
27	V5, Voltage Park, Carrington	Trafford	26,381	Serves the Greater Manchester conurbation. Road access will improve, it is c 22 miles from Six 56.
34	<i>Unit 3, Phase 2, Symmetry Park Huyton</i>	<i>Knowsley</i>	<i>26,302</i>	<i>Located off j6 M62/M57 intersection, the site serves the Liverpool conurbation and is 17 miles from Six 56. The site is not competition.</i>
28	Unit 3, G-Park Skelmersdale,	West Lancs	23,890	Accessed of j4, M58, the site serves the West/Central Lancashire area. It is 23 miles from Six 56 and does not compete.
29	Ma6nitude, Middlewich	Cheshire West & Chester	22,110	Located off j18, M6, the site is 16 miles south of Six 56. The location caters for the local/South Cheshire market
30	Winsford Gateway Winsford	Cheshire West & Cheshire	20,902	The site will serve the local Cheshire market accessed from j17/18 and is 16/19 miles from Six 56. The site does not compete.
31	Unit 1, G-Park Skelmersdale,	West Lancs	20,746	Accessed of j4, M58, the site serves the West/Central Lancashire area. It is 23 miles from Six 56 and does not compete.
32	GPark Trafford Park	Trafford	20,066	Serves the Greater Manchester conurbation located in Trafford Park j9, M60. The site is not competition.
33	Unit 6 Atlantic Park Bootle	Sefton	19,505	Located in North Liverpool serving the north Merseyside and Port of Liverpool market. It is 29 miles from Six 56 and does not compete.
35	<i>Unit 4, Phase 2, Symmetry Park, Huyton</i>	<i>Knowsley</i>	<i>19,344</i>	<i>Located off j6 M62/M57 intersection, the site serves the Liverpool conurbation and is 17 miles from Six 56. The site is not competition.</i>
36	Crewe 210, Panattoni Park Crewe,	Cheshire East	19,324	Located off j16, M6 25 miles south of Six 56. The location serves the south Cheshire/Potteries area. The site is not competition to Six 56.
	Subtotal 10 sites		218,570	

No	27,870– 37,160 sq. m			
	Property/Site by Unit Size	Authority	Unit Size (sq. m)	
	<i>Exeter 450, Knowsley</i>	<i>Knowsley</i>	<i>41,114</i>	<i>Located off j4, M57 the site serves the local conurbation and is 25 miles from Six 56. The site is not competition.</i>
	<i>Little Hulton 330</i>	<i>Salford</i>	<i>30,658</i>	<i>Located off j4 M61. The site serves the Greater Manchester market and is not competition to 6/56.</i>
37	1 Gateway Deeside	Flintshire	36,031	Located c 26 miles from Six 56, the site is focused on the local North Wales market. The site does not compete with Six 56.
38	Widnes 360, Liberty Park, Widnes	Halton	33,518	Located off j6, M62 the site serves the local Merseyside market. The site is not competition to Six 56.
39	H-346, H Park, Heywood	Rochdale	32,518	Located off j3, M66 and j19, M62. The site requires infrastructure provision. The site is not competition and is located in North Manchester.
<i>40</i>	<i>Weston Road Crewe</i>	<i>Cheshire East</i>	<i>31,122</i>	<i>Located off j16, M6 25 miles south of Six 56. The location serves the south Cheshire/Potteries area. The site is not competition to Six 56.</i>
42	Panattoni Park, Crewe	Cheshire East	28,335	Located off j16, M6 25 miles south of Six 56. The location serves the south Cheshire/Potteries area. The site is not competition to Six 56.
	<i>Subtotal 7 sites</i>		<i>233,296</i>	

No	37,160 – 46,450 sq. m			
	Property/Site by Unit Size	Authority	Unit Size (sq. m)	
43	4 Gateway Deeside	Flintshire	45,639	Located c 26 miles from Six 56, the site is focused on the local North Wales market. The site does not compete with Six 56.
44	H-450, H Park, Hareshill Road, Heywood	Rochdale	41,829	Located off j3, M66 and j19, M62. The site requires infrastructure provision. The site is not competition and is in North Manchester.
45	Plot 400, Omega South, Warrington	Warrington /St. Helens	38,754	Located on Omega West, and accessed off j8, M62. The site is competition but is in St. Helens administrative area. The site will accommodate a single unit, a river needs diverting before the site can be developed.
	Subtotal 3 sites		126,222	
	46,650 sq. m – 55,740 sq. m			
47	Stealth, Deeside	Flintshire	48,772	Located on a former Airfield, c.26 miles from Six 56 is focused on the North Wales market. The site does not compete. Under offer
	Subtotal -1 site		48,772	
	Over 55,740 sq. m			
48	H-688, H Park, Hareshill Road, Heywood	Rochdale	63,944	Located off j3, M66 and j19, M62. The site requires infrastructure provision. The site is not competition and is in North Manchester.
49	Meridian Six Wigan	Wigan	58,063	Located off j25, M6 – a north off /south on junction. The site is 14 miles north of Six 56 and does not compete. Maximum plot size can accommodate up to 37,192 sq m.
	Subtotal – 2 sites		122,007	

No	Property/Site by Unit Size	Authority	Unit Size (sq. m)	
50	Lancashire Central	Lancs CC	148,640	Located off j29, M6/j1, M65. Recently consented. Significant infrastructure works required. The site serves the North M6/M65 corridor it does not compete with Six 56.
51	Symmetry Park Wigan	Wigan	106,092	Located off j25, M6 – a north off /south on junction. The site is 14 miles north of Six 56 and does not compete.
52	Wingates, Manchester Road, Westhoughton	Bolton	102,230	A 'Called In' site, the site is currently being prepared for development the largest unit size that can be accommodated is 29,518 sq. m. The site is on a slope and will need plateauing. It is focused on the Greater Manchester/M60/M61 market area and is 29 miles from Six 56. It does not compete with Six56.
53	Phase 2, Panattoni Park Crewe,	Cheshire East	92,980	Located off j16, M6 25 miles south of Six 56. The location serves the south Cheshire/Potteries area. The site can accommodate a requirement of up to 92,900 sq. m.
54	Units 1, 2 & 3 Parkside, Newton-le-Willows	St. Helens	92,396	A 'Called In' site, the site is currently being prepared for development. The site will benefit from a new link road to j21, M6. The site is in the wider Warrington market area, 3 plots sizes of 34,160 sq m, 18,405 sq m and 21,123 sq m can be provided.
55	Midpoint 18 Phase 3, Middlewich	Cheshire East	80,576	The phase cannot be brought forward until the Middlewich bypass has been constructed. The site should be discounted on timescale and location – 16 miles south of Six 56.
	Subtotal 6 sites		622,914	
	Total		1,658,873	

