

**Report of:** Head of Land and Property

**Report to:** Director of City Development

**Date:** 11 June 2018

**Subject:** Land at Peckfield Business Park, Micklefield, LS 25

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s): Kippax and Methley		
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, Access to Information Procedure Rule number:		
Appendix number:		

## Summary of main issues

1. Peckfield Business Park is a Council owned site comprising the former Peckfield Colliery site which the Council acquired from the former British Coal many years ago and reclaimed utilising Derelict Land Grant with the aim of providing development opportunities to support economic regeneration in the area.
2. A number of plots have been sold and developed out under long leases a number of years ago for employment uses. The undeveloped part of the site has however been held back in connection with proposals advanced by West Yorkshire Combined Authority, LCC and Network Rail to create a regional Electric Horseshoe Parkway station and to relocate Micklefield rail station on the main Leeds to York railway line. The site is no longer required for this purpose with a preferred location for the station now being at Thorpe Park as identified in the Leeds Public Transport Investment Programme in 2017.
3. An existing occupier, SCD Construction (owned by the trustees of the SCD Construction pension fund), on part of the site who acquired a plot in 2007 and has developed the site out over a period has requested that they be able to acquire additional land adjacent to their premises to support company expansion.

## Recommendations

#### 4. To

i) note the current position with regards to Peckfield Business Park

ii) approve the remarketing of part of the residual land at the estate pending the outcome of the SAP process and discussions with the Coal Authority and the Homes England regarding a disposal of a part of the site for a travelling showman's site and

iii) approve the entering into of one to one negotiations with the trustees of the SCD Construction Pension Fund in respect of a sale of plot 4 Peckfield (which totals 0.81 ha (2 acres)) for development for employment use to provide expansion capacity with the outcome of those negotiations being the subject of a further report to the Director of City Development.

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## 1 Purpose of this report

1.1 The purpose of this report is to provide an update on the Council owned former Peckfield Colliery site and to seek approval to the entering into one to one negotiations with the trustees of the SCD Construction Pension Fund for an acquisition of expansion land to their existing premises

## 2 Background information

2.1 Peckfield Business Park is a Council owned site comprising the former Peckfield Colliery site which the Council acquired from the former British Coal many years ago and reclaimed utilising Derelict Land Grant with the aim of providing development opportunities to support economic regeneration in the area.

2.2 Part of the overall estate remains undeveloped following land banking of the site in connection with proposals advanced by West Yorkshire Combined Authority, LCC and Network Rail for a new station, East Leeds Parkway, to replace the existing adjacent station at Micklefield.

2.3 The site was acquired from the former British Coal at a nominal financial consideration to support redevelopment for employment uses and reclaimed from the former colliery use utilising a Derelict Grant Award from the former English Partnerships. Both organisations retain charges over the site requiring repayment of the Derelict Land Grant and then for overage payments to be made to the Coal Authority (formerly British Coal) from sales receipts generated from plot sales. Both the Coal Authority and Homes England (successor to English Partnerships) have been aware of the proposals for Peckfield and are currently being updated on the current position.

2.4 Proposals for the location of East Leeds Parkway have now been super-ceded by the revised proposition to locate the new parkway station proposal at Thorpe Park as part of the agreed package of interventions included within the Leeds Public Transport Investment Programme approved by the Executive Board in June 2017 following approval of the funding by the DfT in April 2017. Network Rail are promoting improvements to the existing Micklefield Station as part of their CP5 investment programme for which there is no further requirements of the Peckfield site for rail purposes thereby allowing the remaining undeveloped part of the site to

now be progressed in line with the original intentions of the acquisition and reclamation.

- 2.5 It is now proposed to reactivate the marketing of the residual development plots which total approximately 11 acres in conjunction with discussions with Homes England and the Coal Authority in connection with new proposals to retain part of that area for allocation under the Sites Allocations Plan as a travelling showman's residential and storage site.

### **3 Main issues**

- 3.1 As the site is no longer required for holding in connection with the previous proposal for East Leeds Parkway station and Micklefield station relocation it is now proposed to reactivate the marketing of the plots for sale for development of employment uses. This will take place in conjunction with separate discussions with the Coal Authority and Homes England regarding the release of a part of the site from employment use to a residential use to support the Site Allocations Plan.
- 3.2 The existing occupier of plot 3, SCD Construction, acquired their site in 2007 and have developed the site in phases since then.
- 3.3 The company is seeking to expand their operation in Leeds and need approximately 0.81 ha (2 acres) of additional land to support expansion plans for the company which may lead to the creation of approximately 80 new jobs. Currently 25 people are employed at the existing Peckfield site.
- 3.4 Plot 4 adjoins SCD Construction's existing premises, is approximately 0.81 ha (2 acres) in size and would fulfil this requirement obviating the need for the company to relocate their entire operation from Peckfield.
- 3.5 A part of the site totalling approximately 1 hectare situated at the eastern extremity of the site is proposed under the Site Allocation Plan process for re-designation as a travelling showman's site to provide residential plots for portable homes and equipment storage.
- 3.6 Discussions are underway with Homes England and the Coal Authority regarding a release of this land from employment use and therefore until this is resolved it is proposed that this plot, which can readily be marketed as an individual plot, be withheld from the market.

### **4 Corporate Considerations**

#### **4.1 Consultation and Engagement**

- 4.2 The West Yorkshire Combined Authority have been consulted on the proposals to release this land for development and have confirmed that the site is no longer required to be safeguarded for a new rail station following agreement to promote the alternative site of Thorpe Park for future East Leeds Parkway station.
- 4.3 Ward members have been consulted regarding a disposal to the trustees of the SCD Pension Scheme and have raised no concerns or objections with either a proposed sale to the party identified here or to the reactivating of the marketing of the residual sites for disposal for employment use. They have however raised some concerns regarding the traveller's showroom site allocation in connection with the SAP process. These concerns are being addressed directly by Planning Officers

and, as it is not proposed, at this point, to bring that site forward for open market sale, does not prejudice progression of a disposal of the remainder of the site.

4.4 The Executive Member For The Executive Member For Regeneration ,Transport and Planning who is supportive of the proposals.

#### **4.5 Equality and Diversity / Cohesion and Integration**

4.5.1 The sale and development of plots at Peckfield will support the local economy promoting a reduction in economic disparities that may exist across the City.

#### **4.6 Council Policies and City Priorities**

4.6.1 The sale and disposal of the residual plots at Peckfield will support the development of the site for employment uses supporting regeneration and economic development objectives of the Council. The site is brownfield and therefore development will also help to alleviate development pressures on green field sites.

4.6.2 A direct sale of plot 4 to an existing adjoining owner will support the company's expansion plans and alleviate pressures to relocate from the site.

#### **4.7 Resources and Value for Money**

4.7.1 Any discussions with the prospective purchaser will be on the basis of the site being acquired at market value.

#### **4.8 Legal Implications, Access to Information and Call In**

4.8.1 Under Part 3 Section 3E Paragraph 2(a) of the Council's Constitution (Officer Delegation Scheme (Executive Functions)) the Director of City Development has authority to discharge any function of Executive Board in relation to the management of land (including valuation, acquisition, appropriation, disposal and any other dealings with land or any interest in land) and Asset Management.

4.8.2 The Chief Officer Economy and Regeneration has authority to take the decisions requested in this report under Executive functions 1 and 10 (specific to the Director of City Development) of the Director of City Development's sub delegation scheme.

4.8.3 The proposal constitutes a significant operational decision and is therefore not subject to call in.

4.8.4 Any negotiations will be on the basis of commercial terms to ensure that the City Council fulfils its legal obligation to obtain best consideration under s123 of the Local Government Act 1972.

#### **4.9 Risk Management**

4.9.1 No specific risks from entering negotiations with the trustees of the SCD Construction Pension fund have been identified.

#### **5.0 Conclusions**

5.1 It is concluded that

i) the additional area of land, plot 4 be offered to the trustees of the Pension Fund of SCD Construction on terms to be negotiated in support of expansion with any

terms established being the subject of a further report to the Director of City Development and

ii) that the residual land (excluding a 1 hectare plot for the potential travelling showman's site) be now brought forward for marketing on the open market

## **6.0 Recommendations**

It is recommended that:

i) the current position with regards to Peckfield Business Park is noted

ii) approval is given to the remarketing of part of the residual land at the estate pending the outcome of the SAP process and discussions with the Coal Authority and the Homes England regarding a disposal of a part of the site for a travelling showman's site and

iii) approve the entering into of one to one negotiations with the trustees of the SCD Construction Pension Fund in respect of a sale of plot 4 Peckfield (which totals 0.81 ha (2 acres)) for development for employment use to provide expansion capacity with the outcome of those negotiations being the subject of a further report to the Director of City Development.

## **7.0 Background documents<sup>1</sup>**

7.1 None

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<sup>1</sup> The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.