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FINAL

TRITAX SYMMETRY AND THE LAND TRUST SET OUT VISION FOR FORMER COLLIERY SITE

Specialist logistics developer Tritax Symmetry has entered into an agreement with The Land Trust to bring forward a new employment site and Country Park on land at the former Cronton Colliery in Knowsley, Merseyside.

The proposals for Symmetry Park, a one million sq ft employment site, will create hundreds of jobs for the region while the 65 acres of Country Park will be a stunning wildlife haven for the local community to enjoy. The project team includes Gerald Eve as planning consultants and UMC as architects for the scheme.

The Country Park will rejuvenate the site of the former Cronton Colliery to provide exemplary publicly accessible open space and community facilities. A network of paths derived from the coal seams below the site will wind their way through a biodiverse habitat of wetlands, grasslands and woodlands. A new sustainable transport route will follow the abandoned mineral railway line, facilitating safe access for all and connecting the towns and villages to the north and south of the M62. The Country Park will contain 11 acres of broadleaf woodland, eight acres of wetland habitat to be enjoyed and explored, and five kilometres of paths to use for walking, cycling or running.

The Land Trust has entered into an agreement to transfer an area of their land to Tritax Symmetry, which will form part of the employment site adjoining the associated Country Park. Planning applications for the respective masterplans will be submitted to Knowsley Borough Council this summer, once a period of public consultation has taken place.

Located east of Junction 6 of the M62, the sites form part of the Halsnead Garden Village Sustainable Urban Extension (HSUE) which represents part of the wider vision for the Halsnead Garden Village.

As well as creating up to 750 jobs during the construction phase, once operational the employment site will generate in the region of £43m of net additional GVA per annum and approximately 840 jobs within the Liverpool City Region. In Knowsley alone that represents £33m in GVA and 650 jobs, meeting the needs of the labour market and the demand for jobs in the Knowsley and wider region, thereby having a significant regenerative impact.

Speaking about the project, Matt Claxton, planning director at Tritax Symmetry, commented: “The plans are a key component of Halsnead Sustainable Urban Extension (HSUE) which forms part of the wider vision for the Halsnead Garden Village.

“The employment development will attract multi-million-pound investment in the logistics sector, creating highly-skilled and well-paid jobs as well as giving opportunities to 45 new trainees or apprenticeships during construction. We look forward to launching a public consultation later this month, prior to submitting a planning application this Summer.”

Euan Hall, Chief Executive at the Land Trust continued: “The agreement we have made with Tritax Symmetry offers a rare opportunity to bring both jobs and green spaces to our local communities. We are fully committed to the long-term sustainable management of open space for community benefit and this partnership will help us to unlock funding and be a superb resource which will be of huge value to the local community and the local wildlife.”

Cllr Tony Brennan, Cabinet Member for Regeneration and Economic Development, said: “This is an incredibly exciting development which will create lots of employment opportunities for our residents and rejuvenate the local area. This will form a key part of the wider Halsnead Garden Village project and we are delighted to have the Land Trust on board to manage the green spaces around Halsnead as well as working with them to develop the Country Park, which will deliver a wide range of benefits to the local community.”

Councillor Pat Hackett, Liverpool City Region Combined Authority Portfolio Holder for Inclusive Economy and Third Sector, said: “Halsnead Garden Village is one of our city region’s most significant development sites and will provide a major boost to the local economy, as well as creating hundreds of jobs. That’s why we agreed to invest £12m to enable the development of the site and I’m delighted that this agreement brings the project another step closer to fruition.”

Tritax Symmetry is the dedicated logistics developer of Tritax Big Box REIT plc (TBBR).

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About Halsnead Garden Village...

- Halsnead Garden Village is the largest combined housing and employment site in the Liverpool City Region, with the potential to deliver approximately 1,600 homes and around 1,000 jobs.
- Located near Whiston in Knowsley, it is one of only 14 sites in England which have been awarded Garden Village status by the Government.
- The Halsnead Sustainable Urban Extension (HSUE) forms part of the wider vision for the Halsnead Garden Village and was adopted by Knowsley Council in January 2017. The HSUE comprises at least 22.5 ha hectares of employment land and 27 hectares for a new country park on the site of the former Cronton Colliery, located on land south of the M62 and Halsnead Garden Village.

Ends.

Media Contact:

Kate Healey / Clare Coyne

Inform PR & Communications

07501 750 750

kate@informcomms.co.uk / clare.coyne@informcomms.co.uk

NOTES:

Tritax Big Box REIT plc is the only listed vehicle dedicated to investing in very large logistics warehouse assets ("**Big Boxes**") in the UK and is committed to delivering attractive and sustainable returns for shareholders. Investing in and actively managing existing built investments, land suitable for Big Box development and developments predominantly delivered through a pre-let forward funded basis, the Company focuses on large, well-located, modern Big Box logistics assets, let to institutional-grade tenants on long-term leases (typically at least 12 years in length) with upward-only rent reviews and geographic and tenant diversification throughout the UK. The Company seeks to exploit the significant opportunity in this sub-sector of the UK logistics market owing to strong tenant demand and limited supply of Big Boxes.

The Company is a real estate investment trust to which Part 12 of the UK Corporation Tax Act 2010 applies ("**REIT**"), is listed on the premium segment of the Official List of the UK Financial Conduct Authority and is a constituent of the FTSE 250, FTSE EPRA/NAREIT and MSCI indices.

Further information on Tritax Big Box REIT is available at www.tritaxbigbox.co.uk