

**Model Logic Ltd**

**Wrexham**

**Worker Catchment Area Analysis**

**Report**

**February 2023**

# Introduction

## Kingmore Park, Wrexham

FI-REM have plans to develop warehousing at Kingmore Park site in Wrexham, LL13 9UT. This study evaluates the catchment area for potential employees at the site and assesses what proportion will live within boundary of the SAC UK 0030252 River Dee and Bala Lake.

**Model Logic** is a supply chain and logistics consultancy with a 30 year track record of delivering complex strategic supply chain projects to a wide range of Blue Chip organisations across numerous industry sectors – from grocery, food and drink, pharmaceuticals, media and entertainment, through to DIY, building and gardening supplies.

Model Logic offers extensive supply chain knowledge and experience, supported by a range of strategic and operational modelling tools and have worked with a number of Blue Chip Logistics Operators to provide a framework for evaluating optimum locations for their distribution hubs and warehouses.

# Wrexham Travel To Work Profile – ONS 2022

| Distance Band | Distance travelled to work                                                     | Observation | Percent | Adj%    | Cum%   |
|---------------|--------------------------------------------------------------------------------|-------------|---------|---------|--------|
| 1             | Less than 2km                                                                  | 7398        | 12.0%   | 17.3%   | 17.3%  |
| 2             | 2km to less than 5km                                                           | 11045       | 17.9%   | 25.8%   | 43.1%  |
| 3             | 5km to less than 10km                                                          | 10181       | 16.5%   | 23.8%   | 66.9%  |
| 4             | 10km to less than 20km                                                         | 7854        | 12.7%   | 18.4%   | 85.3%  |
| 5             | 20km to less than 30km                                                         | 3131        | 5.1%    | 7.3%    | 92.6%  |
| 6             | 30km to less than 40km                                                         | 1285        | 2.1%    | 3.0%    | 95.6%  |
| 7             | 40km to less than 60km                                                         | 939         | 1.5%    | 2.2%    | 97.8%  |
| 8             | 60km and over                                                                  | 938         | 1.5%    | 2.2%    | 100.0% |
| 9             | Works mainly from home                                                         | 11277       | 18.2%   | Exclude |        |
| 10            | Works mainly at an offshore installation, in no fixed place, or outside the UK | 7757        | 12.6%   | Exclude |        |
|               |                                                                                | 61805       |         | 42771   |        |

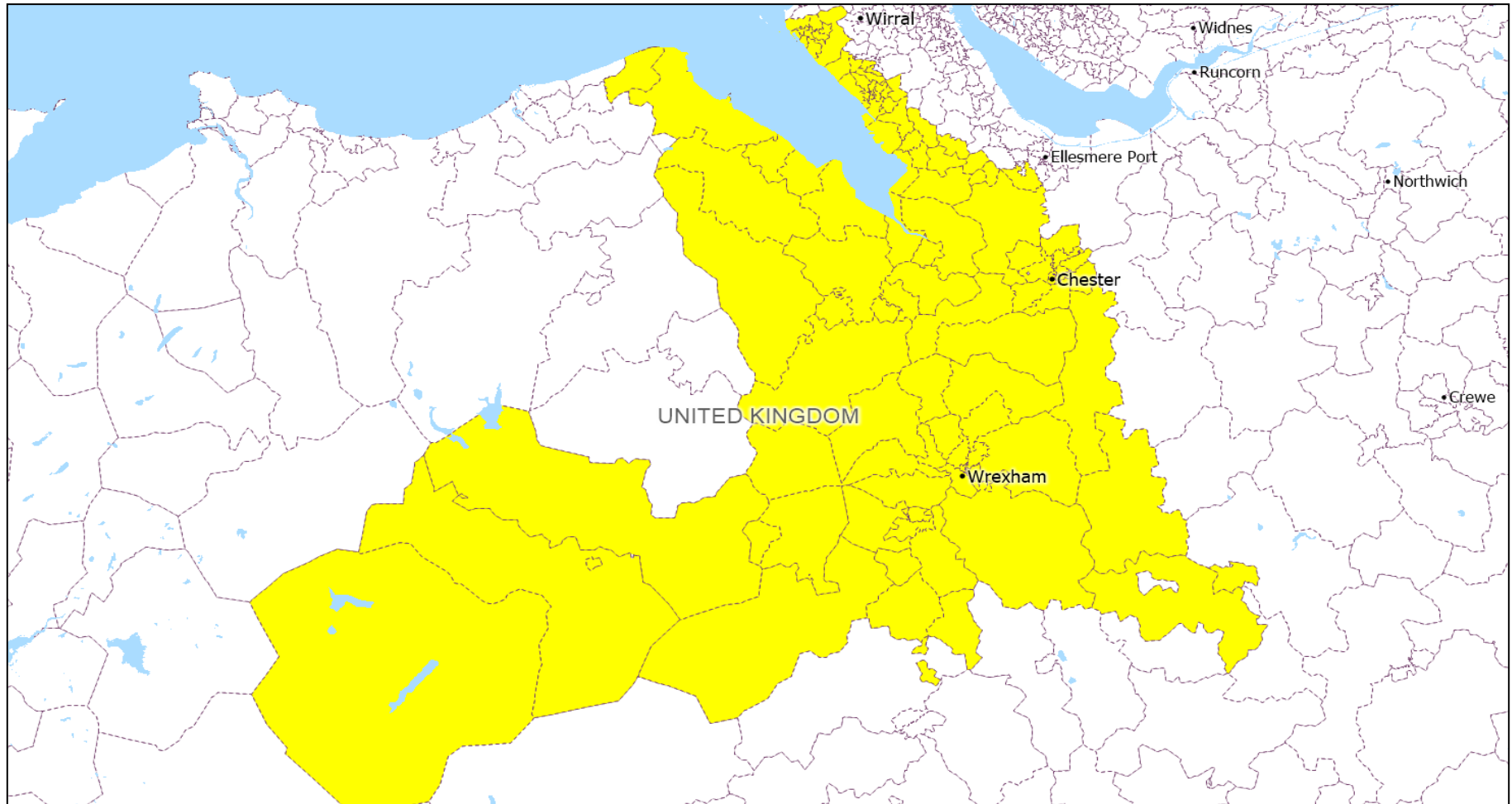
The above table shows the ONS 2022 analysis of the distances that employees travel to work within the Wrexham area. This dataset provides Census 2021 estimates that classify usual residents aged 16 years and over in employment the week before the census in England and Wales by the distance they travelled to work. The estimates are as at Census Day, 21 March 2021.

It is assumed that workers who are classified as “Works mainly from home” would not be employed at Kingmore Park. Should they be included, then the best assumption would be that they live at distances in proportion to the distance band percentages. This would not change the conclusions of the study.

Workers classified as “Works mainly at an offshore installation, in no fixed place, or outside the UK” are assumed to be excluded from consideration.

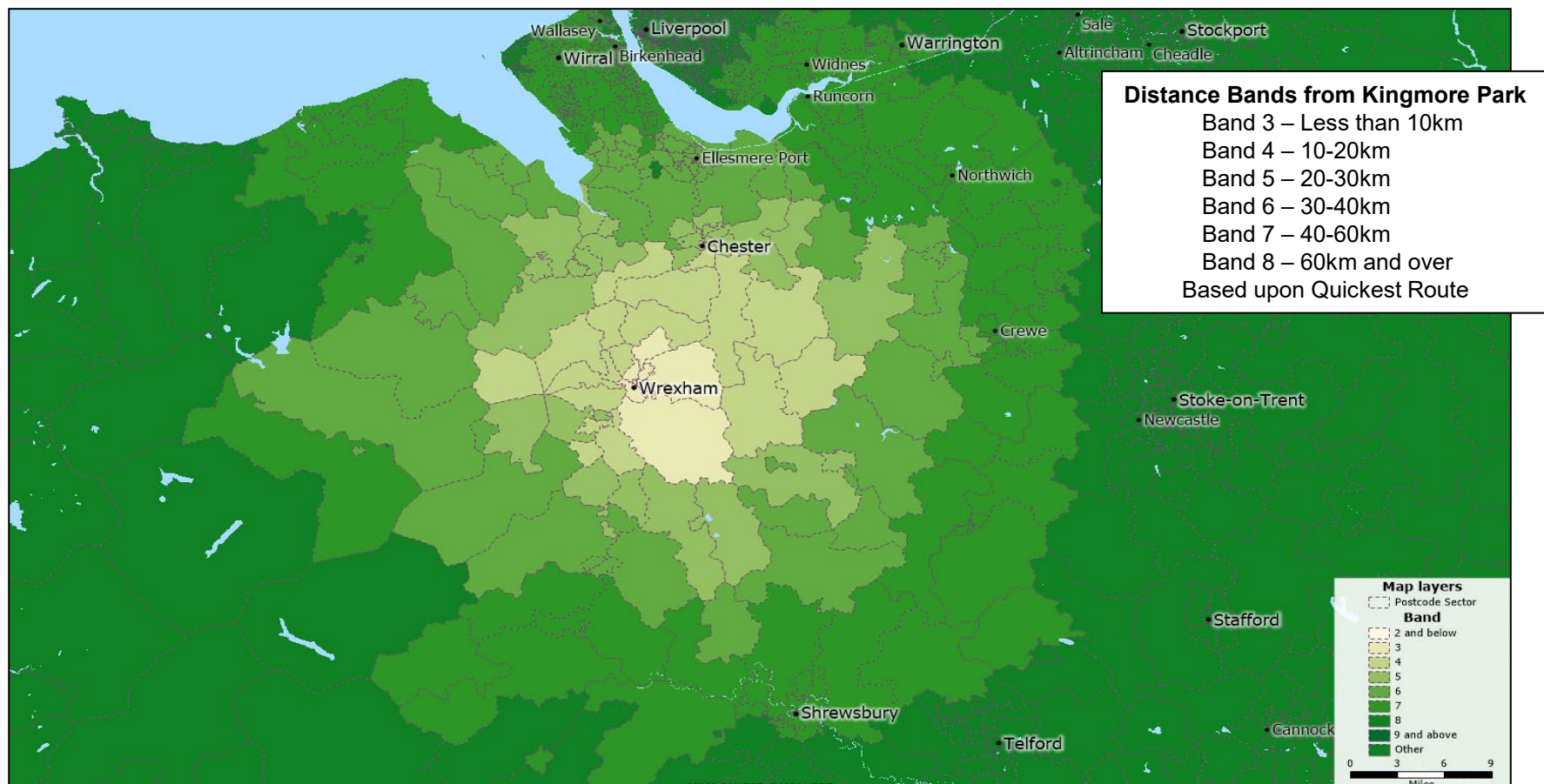
The analysis focuses upon Distance Bands 1-8. Using the ONS figures the average distance that would be travelled to work at Kingmore Park would be 11.2kms.

# SAC Boundary



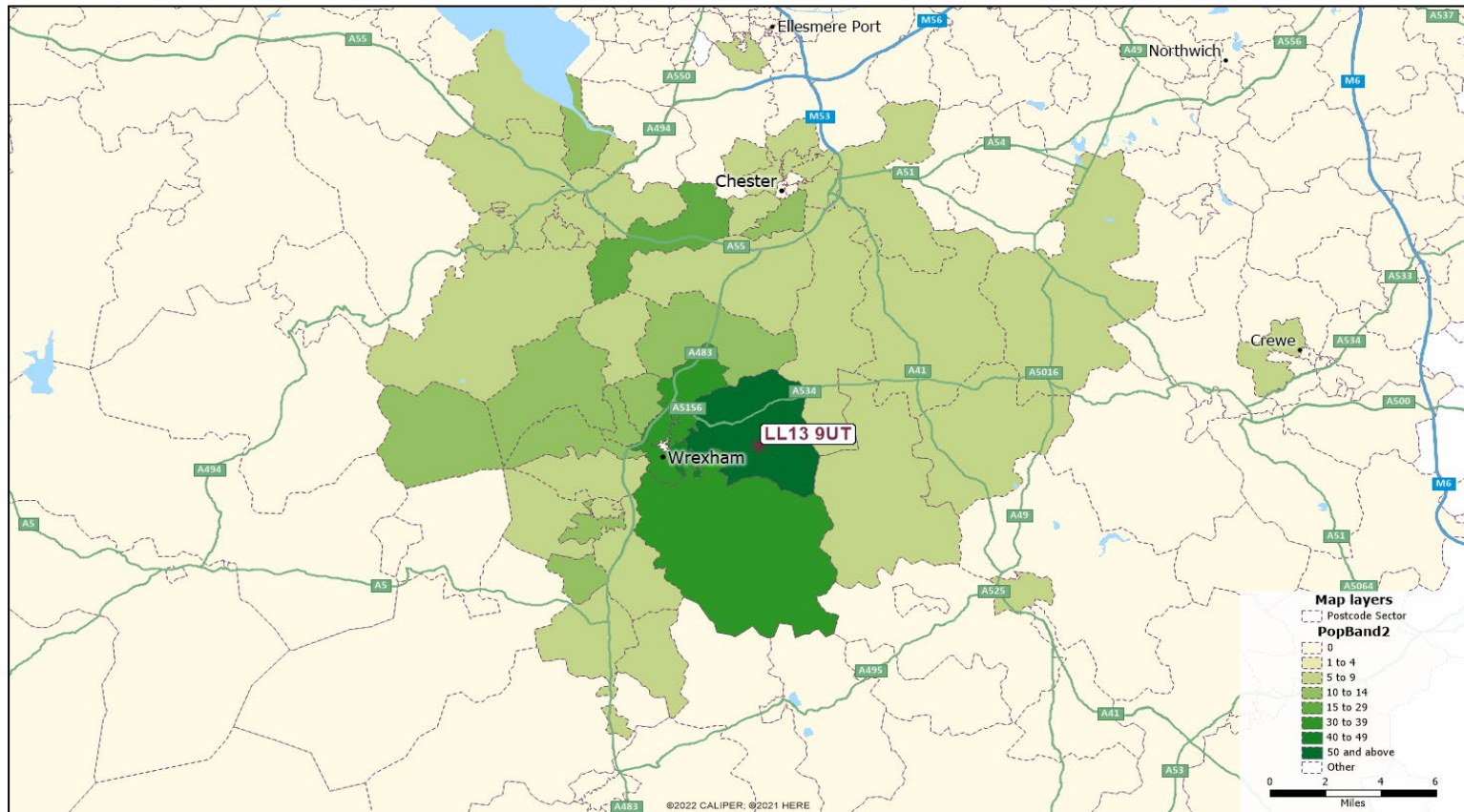
The above map shows the boundary of the River Dee and Bala Lake SAC, represented as Postcode Sectors (PCS).

# Distances from Kingmore Park



The above map shows the results of a drive-distance analysis from Kingmore Park. The map shows the resulting ONS Band, coloured for each Postcode Sector (PCS). Each PCS is modelled as a single location, determined by its centre of population. The route to work is assumed to be the quickest.

# Kingmore Park – Employment Catchment Area



The above map shows a banding of the number of workers within each postcode sector, assuming a total of 1,000.

# Conclusions

| DistanceBand | Distance Travelled     | TWA 2022<br>%Population | Boundary Population Analysis |         |           |         | No Employees |              |
|--------------|------------------------|-------------------------|------------------------------|---------|-----------|---------|--------------|--------------|
|              |                        |                         | Outside                      | Inside  | Total     | %Inside | 1000         | Inside       |
| 3            | Less than 10km         | 66.9%                   | 0                            | 58200   | 58,200    | 100.00% | 669          | 669.00       |
| 4            | 10km to less than 20km | 18.4%                   | 7152                         | 96711   | 103,863   | 93.11%  | 184          | 171.33       |
| 5            | 20km to less than 30km | 7.3%                    | 24070                        | 184411  | 208,481   | 88.45%  | 73           | 64.57        |
| 6            | 30km to less than 40km | 3.0%                    | 180394                       | 85621   | 266,015   | 32.19%  | 30           | 9.66         |
| 7            | 40km to less than 60km | 2.2%                    | 1047075                      | 46423   | 1,093,498 | 4.25%   | 22           | 0.93         |
| 8            | 60km and over          | 2.2%                    | 1789424                      | 12884   | 1,802,308 | 0.71%   | 22           | 0.16         |
| Total        |                        |                         | 3,012,892                    | 519,473 | 3,532,365 |         |              | 915.65       |
| Total %      |                        |                         |                              |         |           |         |              | <b>91.6%</b> |

## Notes:

Total includes populations for Postcode Sectors CH, CW, L, LL, SY, TF and WA

Distance based upon Quickest Route

The above table shows the results of overlaying the map of the boundary of the River Dee and Bala Lake SAC onto the Drive-Distance map of driving distance bands. The columns in Boundary Population Analysis show the total population captured within each band and identified as Outside or Inside the SAC Boundary.

The final two columns calculate the profile for 1,000 potential workers on Kingmore Park. The analysis indicates that 91.6% would live within the boundary of the River Dee and Bala Lake SAC.