

## **Section 6 - Stage 2 – Identifying Future Employment Land Requirements**

### **Introduction**

The main purpose of this stage is to gain a full understanding of likely demand for employment land associated with B1, B2 and B8 use classes from 2011 – 2031. Data in stage 1 provides anecdotal evidence from consultation with the commercial property market. The clear finding here was that anything below 75 ha (the figure consulted on during the Preferred Options consultation) would not result in a sufficient supply of new stock. However, data relating to past take up rates indicated a low level of completions (averaging 1 ha per annum between 2004 – 2012). This section aims to identify a set of scenarios that have been generated for the Borough. Stage 1.1 identifies the forecasts emerging from through the joint SHMA (2013) and joint sub-regional ELR (2014).

### **Stage 2.1 Scenario development and testing**

#### *Market Segmentation*

Typically, within stage 2 an assessment would be undertaken which identifies the nature of the local commercial property market. However this is considered to be adequately achieved within stage 1. The key findings are set out below:

- Unmet demand due to limited availability of sites
- Strong performance in the manufacturing and distribution sectors
- Some vacancies on existing employment estates, typically this is an issue with those sites scoring poorly against other criteria.
- Small scale opportunities for expansion within existing employment estates
- Positive outlook for the local economy
- A range of demand inquiries

## *NBFM Scenario testing*

### NBFM process

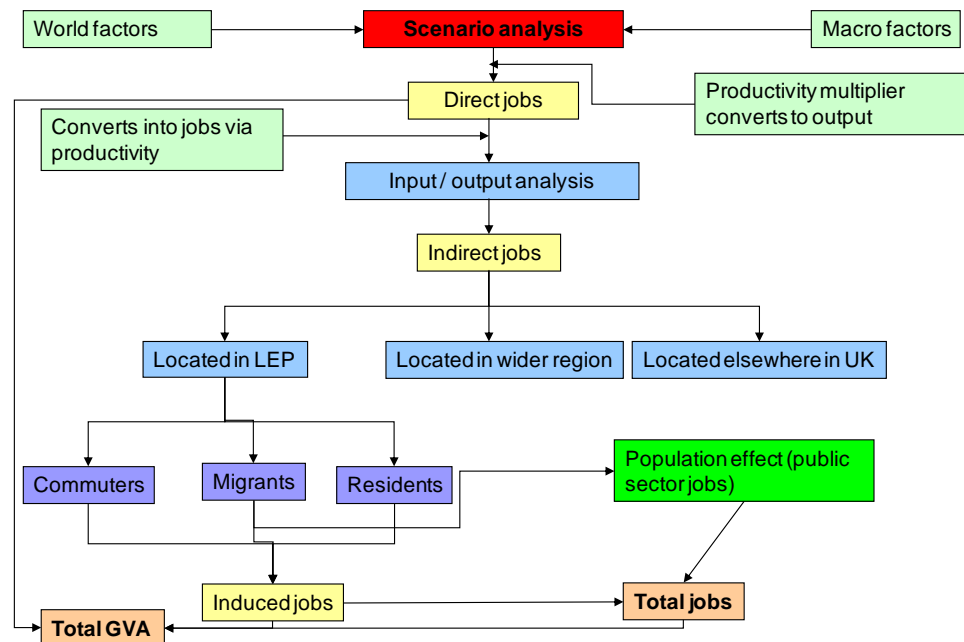
NBBC commissioned Oxford Economics to develop a Nuneaton and Bedworth Forecasting Model (NBFM) in 2010. This model has been updated for the purposes of developing the Council's Pre-Submission. This section seeks to identify the changes from the original modeling work that was undertaken by Oxford Economics. This should therefore be read in conjunction with NBFM Report (2011) and the NBFM technical annex (2011).

### Who takes the jobs?

The impact models that have been built are primarily labour market driven. The scenarios are based on changes to sectoral employment and an input-output framework. An input-output table is essentially a table showing who buys what from whom in the economy. The model shows the major spending flows from "final demand" (consumer spending, government spending, investment and exports to the rest of the world); intermediate spending patterns (the supply chain - what each sector buys from every other sector); how much spending stays within the economy; and the distribution of income between employment income and other income (mainly profits).

The scenarios are based on direct jobs growth in specific sectors. The input output table allows for an estimation to be undertaken of the supply chain/indirect impacts along with the induced or consumption impacts. Figure 48 below provides a stylised view of the model flows.

### **Figure 48: Scenario modelling – direct, indirect and induced impacts**



Given an increase in jobs, the model estimates where the required labour is sourced from (either commuters, residents or migrants). This has an impact on unemployment and resident employment rates. The model started with commuting patterns and sectoral profiles to estimate the likely number of commuters that will be attracted to take up some of the new jobs. It then moves to consider the unemployed and migrants required. All economies will have unemployment to a degree and as such a system is included that stops the unemployment rate falling below pre-recession lows. Likewise a system is included to stop the resident employment rate getting too high. As the estimated unemployment rate moves closer to the minimum level, or as the resident employment rate moves closer to a maximum level the model assumes greater numbers of migrants are required to fill available jobs.

### Why do we see a different level of migration since the 2012 model?

A number of things have changed in Oxford Economics models since the original 2012 model, that influence the migration estimates produced under a faster employment growth scenario:

- Retirement age: in the 2012 model it was assumed a working age for males of 16 to 64 years of age, while the female equivalent was 16 to

59. This was changed to 16 to 64 for both males and females in the 2013 model;

- Population changed: new population figures were released between models; and
- Definition of unemployment rate: alterations were made (at a national level) to the unemployment rate population between the 2012 and 2013 model from the percent of labour force (i.e. the number of jobs and number unemployed) to the percent of the working age population (which was now everyone aged 16 to 64). This meant the unemployment rate fell as denominator grew.

**Table 25: Unemployment rate across models**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
2012 model	3.3	4.0	4.3	4.5	7.8	7.0	6.1	5.7	5.6	5.5
2013 update	1.9	2.5	2.5	2.6	4.7	4.2	3.9	3.7	3.5	3.2
2014 update	1.9	2.5	2.5	2.6	4.7	4.2	3.9	3.7	3.5	3.2

- Resident employment changes: The number of residents in employment grew notably between the 2012 and 2013 model as the Census results were incorporated into official Government labour market data (Table 26). The increase in the number of resident employed then translated through to a jump in the resident employment rate (Table 27).

**Table 26: Resident employment across models**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
2012 model	55.6	57.1	57.8	58.5	56.5	55.2	54.9	56.4	56.6	57.0
2013 update	62.8	65.1	65.6	64.3	62.0	60.4	60.2	61.1	62.1	62.6
2014 update	62.8	65.1	65.6	64.3	62.0	60.4	60.2	61.1	62.1	62.6

**Table 27: Resident employment rate across models**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
2012 model	74.8	76.7	77.2	77.5	74.6	72.8	71.4	73.0	72.9	73.1
2013	80.3	82.4	82.4	79.9	77.1	75.4	74.9	76.5	78.5	78.6

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
update										
2014 update	80.3	82.4	82.4	79.9	77.1	75.4	74.9	76.5	78.5	78.6

The change in the unemployment rate and the higher resident employment rate has made the most difference. Given unemployment is lower and the resident employment rate is notably higher, the model assumes there is less spare capacity in the economy and therefore more migrants are required to fill jobs. Consequently housing demand, working age population and population levels will all be higher under faster growth scenarios.

### *Conversion process*

This section sets out the methodology underpinning the conversion of jobs into land requirements. In essence the NBFM identifies the number of jobs projected (based on the percentage level of growth) for each of the sectors set out Table 28, it is then necessary to convert these to land requirements.

**Table 28 – NBFM sectors**

SIC 07 Sector
Crop and animal production
Forestry and logging
Fishing and aquaculture
Mining of coal and lignite
Extraction of crude petroleum
Mining of metal ores
Other mining and quarrying
Mining support service activities
Manufacture of food products
Manufacture of beverages
Manufacture of tobacco products
Manufacture of textiles
Manufacture of wearing apparel
Manufacture of leather
Manufacture of wood and of products
Manufacture of paper and paper
Printing and reproduction of records
Manufacture of coke

SIC 07 Sector
Manufacture of chemicals
Manufacture of basic pharmaceutical
Manufacture of rubber and plastic
Manufacture of other non-metallic
Manufacture of basic metals
Manufacture of fabricated metal
Manufacture of computer, electronics
Manufacture of electrical equipment
Manufacture of machinery and equip
Manufacture of motor vehicles
Manufacture of other transport equip
Manufacture of furniture
Other manufacturing
Repair and installation of machinery
Electricity, gas, steam and air con
Water collection, treatment
Sewerage
Waste collection, treatment
Remediation activities
Construction of buildings
Civil engineering
Specialised construction activities
Trade and repair of motor vehicles
Wholesale trade, except of motor vehicles
Retail trade, except of motor vehicles
Land transport and transport
Water transport
Air transport
Warehousing and support activities
Postal and courier activities
Accommodation
Food and beverage service activities
Publishing activities

SIC 07 Sector
Motion picture, video and television
Programming and broadcasting
Telecommunications
Computer programming, consultancy
Information service activities
Financial service activities
Insurance, reinsurance and pension
Activities auxiliary to financial services
Real estate activities
Legal and accounting activities
Activities of head offices
Architectural and engineering
Scientific research and development
Advertising and market research
Other professional, scientific
Veterinary activities
Rental and leasing activities
Employment activities
Travel agency, tour operator
Security and investigation activities
Services to buildings and landscape
Office administrative, office support
Public administration and defence
Education
Human health activities
Residential care activities
Social work activities
Creative, arts and entertainment act
Libraries, archives, museums
Gambling and betting activities
Sports activities and amusement
Activities of membership organisation
Repair of computers and personal
Other personal service activities

To convert jobs into land requirements there are three steps undertaken:

- Step 1 – Determine use class alignment with the SIC 07 sectors identified in Table 28.
- Step 2 – Identify worker density assumptions for converting employment to floorspace and prepare floorspace requirement forecasts
- Step 3 Convert floorspace to land estimates and forecast land requirements

### Step 1

The NBFM aligns jobs to 85 different SIC 07 sectors. Appendix K identifies how each of the 85 sectors has been aligned to the B use class sectors.

### Step 2

In determining appropriate worker density assumptions, the Council has applied the HCA (2010) 'Employment Densities guide'. Table 29 identifies the density standards that were applied as part of the conversion process which is taken from the HCA (2010) 'Employment Densities guide'. These standards were applied because they are generally accepted as a nationwide standard. There is very little local evidence available to make any judgments about an alternative standard. The suggested floorspace for each use class has been applied as the basis for generating floorspace requirements. As an example B2 general is 36 sq.m per FTE based on Gross Internal Area, if one employee were required in this sector the calculation would be 36 multiplied by 1, amounting to a GIA requirement of 36 sq.m. This is the same process for each floor area basis. In the 2010 ELR a conversion process was applied whereby anything that was based on gross internal area was multiplied by 3.5% (see para 5.62 of the 2010 ELR). However it is considered that this multiplication would vary considerably, and as land requirements are expected to be a minimum there is flexibility in the Development Plan process to review long term requirements where needs arise.

**Table 29 – Employment Densities**

<b>Use Class</b>	<b>Use Type</b>	<b>Area per FTE (sq.m)</b>	<b>Floor Area Basis</b>	<b>Comment on potential variation</b>
Industrial				



Use Class	Use Type	Area per FTE (sq.m)	Floor Area Basis	Comment on potential variation
B2	General	36	GIA	Range of 18 – 60m <sup>2</sup>
B1 (c)	Light Industry	47	NIA	
<b>Warehouse and Distribution</b>				
B8	General	70	GEA	Range of 25 – 115 <sup>2</sup> . The higher the capital intensity of the business, the lower the employment density
B8	Large Scale and High Bay Warehousing	80	GEA	Wide variations exist arising from scale and storage duration
<b>Office</b>				
B1(a)	General Office	13	NIA	Includes HQ, Admin and Client Facing office types
B1(a)	Call Centres	8	NIA	
B1(a)	IT/Data Centres	47	NIA	
B1(a)	Business Park	10	NIA	A blended rate of the above B1(a) uses where they are found in out of town business park locations
B1(a)	Services office	10	NIA	Densities within separately let units are c.7m <sup>2</sup> per workstation but 30% of a facility's total NIA for a shared services reduces the overall density.
<b>Retail</b>				
A1	High Street	19	NIA	Town/City Centre
A1	Food Superstores	17	NIA	
A1	Other Superstores/Retail Warehouses	90	NIA	
A2	Financial & Professional Services	16	NIA	Includes the back office function area as well as the customer facing areas
A3	Restaurants & Cafes	18	NIA	Range of 10 – 30m <sup>2</sup>
<b>Leisure &amp; Visitor Attraction</b>				
C1	Budget Hotels	1 employee		

Use Class	Use Type	Area per FTE (sq.m)	Floor Area Basis	Comment on potential variation
		per 3 bedrooms plus casual staff		
C1	General Hotels (3 star)	1 employee per 2 bedrooms		
C1	4/5 Star Hotels	1 employee per 1.25 bedrooms		
D1	Cultural Attractions	36	GIA	Very wide range exists, so use with caution. Excludes external areas.
D2	Cinemas	90	GIA	Range of 90 – 120m <sup>2</sup>
D2 <sup>18</sup>	Amusement & Entertainment Centres	70	GIA	Range of 40 – 100m <sup>2</sup> – excludes external areas
D2	Sports centres and Private Clubs	65	GIA	Range of 30 – 100m <sup>2</sup>

### Step 3

The final stage is to convert floorspace to land estimates and forecast land requirements.

In the Borough Council's 2010 ELR, GVA Grimley developed assumptions regarding plot ratios. This is important because it is necessary to consider the amount of floorspace that is built per net hectare when considering employment land requirements. The plot ratios development in the 2010 ELR are displayed below.

**Table 30 – Plot Ratio Assumptions**

Land Use Class	Average Plot Ratio (sq.m per ha)
B1a/B1b	3,250
B1c/B2	4000
B8	5000

<sup>18</sup> Some 'Sui Generis' Use Classes are applicable for this Use Type.

These plot ratios have been taken forward in this conversion process. These assumptions were developed based on GVA's experience of other ELR projects, it is considered that these are a sound basis to apply to the Council's Employment Land conversion process.

### *Churn/ leakage*

The 2010 ELR identified a requirement to take account of churn and leakage as part of any forecasting work.

### Churn

The 2010 ELR defined churn in the following way:

*“Employment driven floorspace demand is likely to be the significant driver of the demand for additional floorspace in a local economy. However, it is also true that an element of demand will arise from companies moving, either due to obsolescence of their existing property, the desire for lower or higher cost location, or simply for strategic reasons. Furthermore, the regeneration process will give rise to business relocations which creates further demand for employment land. This form of demand is called ‘churn’ and it represents a general level of turnover in property requirements. Churn can have a significant effect on the amount of employment land and floorspace that is required in order to meet the predicted demand. The basis for calculating churn is to look at the existing amount of stock in the district.”*

In essence the 2010 ELR identified a methodology for identifying a requirement associated with churn on the above basis. However the 2010 ELR acknowledges that determining this calculation is inherently complex. In addition this updated ELR has assumed that those existing employment estates that are no longer fit for purpose will still be required to meet future employment land requirements. Therefore following the calculation of employment land 20.29 hectares is added to ensure those businesses currently located on those estates are still catered for as part of future

planning. In effect this should take account of any churn that arises during the Plan period, applying the same methodology as the 2010 ELR is likely to result in double counting. However the effects of churn should be monitored during the Plan period. The NBFM does not include any provisions for calculating churn.

### *Leakage*

The effect of leakage is considered as part of this update. This considers leakage from employment areas to other employment locations such as Town Centre's and local centre's. This update has based leakage assumptions on the results of the Town Centre requirements update which identifies specific Town Centre requirements for offices of 15, 000sq. m. This requirement is stripped out of the overall land requirements. Leakage is highlighted in Appendix L in yellow.

## **Stage 2.2 Calculating Employment Land**

### *Scenario Selection*

The section above provides an explanation of the NBFM and how it functions. In relation to using the NBFM, the Local Authority decided to run growth scenarios based on the following sectors:

- Manufacture of fabricated metal – 5%
- Manufacture of computer, electronics – 2%
- Manufacture of electrical equipment – 3%
- Manufacture of machinery and equipment – 5%
- Manufacture of other transport equipment – 6%
- Construction of buildings – 5%
- Wholesale trade, except of motor vehicles – 6%
- Computer programming, consultancy – 4%
- Insurance, reinsurance and pension – 5%
- Legal and accounting activities – 10%
- Architectural and engineering – 9%

- Employment activities – 7%
- Office administration, office support – 6%
- Human health activities – 12%
- Other personal service activities – 9%

The Borough Plan Preferred Options was based on a growth scenario of 1.5%. Consequently it is appropriate to run this scenario in the updated model. Other growth options were tested during the preparation of the Preferred Options, which included Baseline growth and 1% growth. This update has remodelled these outputs. However, when preparing the Preferred Options the Council did not have to account for other evidence such as the joint SHMA. It is now necessary for the Council to consider this publication in its determination of strategic requirements. To do this a scenario is modelled that closely relates to the housing requirement of 9900 dwellings, this is a percentage growth rate of 0.7%.

#### *Model outputs*

Table 31 identifies the various outputs arising from each of the model runs. The extracts in Appendix L identify the detailed outputs arising from each scenario that has been assessed.

**Table 31 – Summary of growth scenarios**

Level of growth	NBFM job outputs (all sectors)	NBFM job outputs (B use classes)	Jobs to land requirements translation - Initial output (ha)	Impact of leakage (ha)
Baseline	8, 152	3, 733	32.85	28.23
0.7%	8, 871	4, 129	35.42	30.81
1%	11, 044	5, 385	43.91	39.29
1.5%	15, 319	8, 027	61.82	57.21

## **Section 7 - Stage 3 – Meeting Employment Land Need**

### **Introduction**

The purpose of this stage is to confirm the sites that are best suited to meeting the Borough long term employment needs during the Plan period. This assessment considers the current stock in terms of its ability to meet future requirements, what stock should be released for alternative uses and what new land should be allocated for employment purposes.

Detailed site assessments have been undertaken associated with new allocations and this will help to determine whether there are any gaps in provision e.g. meeting specific sectoral aspirations/ requirements.

#### **Stage 3.1 Assess the existing supply situation**

Assuming the Plan period commences in 2011, there have been 3.58ha of net completions from 1<sup>st</sup> April 2011 – 31<sup>st</sup> March 2014 (based on NBBC AMR's).

The sites in the pipeline which currently have permission are listed in Table 32. The total area is 17.25 hectares. This figure (17.25ha + 3.58ha) will need to be subtracted from the Borough Plan requirement. This will provide a total figure of strategic employment land that will need to be allocated in the Borough Plan. These sites will need to be regularly reviewed to ensure they are progressing and being brought forward. They will be reviewed annually as part of the AMR process. Any sites which become extant will need to be added on to the Borough Plan requirement. There is still uncertainty in the current economic climate which may mean that permissions do not come forward in the short term but may be realised during the later stages of the plan period.

#### **Table 32 - Sites in the Pipeline**

Site Name	Hectares	Approved	Expires	Planning Permission Number	PP Type	Use Type	Development Description
Abbey Street High Street	0.08	Jun-11	Jun-14	010354	Full	B1a	4-5 Storey building offices and 9 2 bed flats
Griff Clara (Extension to Bermuda Park)	4.67	Aug-11	Aug-14	030723	Outline	B1/B2/B8	Speculative
Hemdale Business Park	0.41	Nov-10	Nov-14	031075	Full	B1/B8	4 units B1 and B8
Blackhorse Road	0.01	Dec - 11	Dec - 14	031141	Full	B1C	Erection of storage unit
King Street	0.16	Feb-12	Feb-15	030460	Full	B1a	Office part of permission for retail residential office and leisure development
Bayton Road	1.59	Jul-12	Jul-15	031490	Full	B1/B2/B8	extension pump room pallet store height raised
Bayton Road	4.91	Dec-12	Dec-15	031558	Outline	B1/B2/B8	Speculative
Attleborough	0.03	Feb-13	Feb-16	031896	Full	B8	Extension to existing industrial unit

Site Name	Hectares	Approved	Expires	Planning Permission Number	PP Type	Use Type	Development Description
Prologis Park	0.49	Feb-13	Feb-16	009200	Full	B1/B8	Residue left to complete Plot G 13 two storey office units
Prologis Park	2.08	Jun-13	Jun-17	032055	Outline	B1/B2/B8	Speculative
Marston Jabbett	1.10	Feb-05	Part Complete	000728	Full	B1 Combined	34 Units for light industrial and office use
Attleborough	0.71	Nov-10	Part Complete	030212	Full	B2	Rear extension to factory open storage car park
Camp Hill Urban Village - Midland Quarry	1.01	Jul-07	Part Complete	010714	Full	B1/B2/B8	11 industrial units Dev 5, 6 to 11 not built
Total	17.25						

In the 2013 – 2014 Nuneaton and Bedworth AMR it states that the supply of employment land is 16.74ha. This takes into account committed losses to employment land. For the purposes of this study we have based the supply on gross figures because any future losses will be taken off upon their completion. Taking this calculation forward the Borough's net completions and gross commitments amount to **20.83ha**. Historically employment sites below 0.4ha were not monitored due their small size. It is questionable whether the Council should be monitoring sites below this scale. If the Council were to exclude sites below 0.4 the net completion would be 1.5ha and gross commitment



would be 16.97ha amounting to a total of 18.47ha to be taken off the Borough Plan employment requirements.

### Stage 3.2 Devise site appraisal for new sites

#### *New sites assessment methodology*

Taking account of the NPPG, as well as Borough Plan Preferred Options consultation feedback, an amended, more thorough methodology has been developed (compared to the ELR 2010). The methodology maintains a number of the criteria applied in the 2010 assessment, as well as additional criteria, although some assessment criteria have been removed/ amended<sup>19</sup>.

#### For site assessments the NPPG recommends:

*“What factors should be considered for when and whether sites/broad locations are likely to be developed?”*

*Assessing the suitability, availability and achievability of sites including whether the site is economically viable will provide the information on which the judgement can be made in the plan-making context as to whether a site can be considered deliverable over the plan period.*

*What factors should be considered when assessing the suitability of sites/broad locations for development?*

*Plan makers should assess the suitability of the identified use or mix of uses of a particular site or broad location including consideration of the types of development that may meet the needs of the community. These may include, but are not limited to: market housing, private rented, affordable housing,*

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<sup>19</sup> Criteria excluded A6, A7, A9, A10, A11, A12 and A13 (these criteria have either been merged into other criteria or were considered irrelevant) (See Employment Land Review 2010)

*people wishing to build their own homes, housing for older people, or for economic development uses.*

*Assessing the suitability of sites or broad locations for development should be guided by:*

- the development plan, emerging plan policy and national policy;*
- market and industry requirements in that housing market or functional economic market area.*

*When assessing the sites against the adopted development plan, plan makers will need to take account of how up to date the plan policies are and consider the appropriateness of identified constraints on sites/broad location and whether such constraints may be overcome.*

*Sites in existing development plans or with planning permission will generally be considered suitable for development although it may be necessary to assess whether circumstances have changed which would alter their suitability. This will include a re-appraisal of the suitability of previously allocated land and the potential to designate allocated land for different or a wider range of uses. This should be informed by a range of factors including the suitability of the land for different uses and by market signals, which will be useful in identifying the most appropriate use.*

*In addition to the above considerations, the following factors should be considered to assess a site's suitability for development now or in the future:*

- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;*
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;*
- appropriateness and likely market attractiveness for the type of development proposed;*
- contribution to regeneration priority areas;*

- *environmental/amenity impacts experienced by would be occupiers and neighbouring areas.*

*What factors should be considered when assessing availability?*

*A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. Because persons do not need to have an interest in the land to make planning applications, the existence of a planning permission does not necessarily mean that the site is available. Where potential problems have been identified, then an assessment will need to be made as to how and when they can realistically be overcome. Consideration should also be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions.*

*What factors should be considered when assessing achievability including whether the development of the site is viable?*

*A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.*

*What happens when constraints are identified that impact on the suitability, availability and achievability?*

*Where constraints have been identified, the assessment should consider what action would be needed to remove them (along with when and how this could be undertaken and the likelihood of sites/broad locations being delivered). Actions might include the need for investment in new infrastructure, dealing with fragmented land ownership, environmental improvement, or a need to review development plan policy, which is currently constraining development.*

A mapping process has been undertaken (as illustrated within the site proforma, to ensure that all of the above requirements are achieved).

*How should the timescale and rate of development be assessed and presented?*

*The local planning authority should use the information on suitability, availability, achievability and constraints to assess the timescale within which each site is capable of development. This may include indicative lead-in times and build-out rates for the development of different scales of sites. On the largest sites allowance should be made for several developers to be involved. The advice of developers and local agents will be important in assessing lead-in times and build-out rates by year.”*

This is considered more important for housing delivery, specifically relating to 5 year land supply.

### Summary

The ELR 2010 and further work undertaken by NBBC (see Technical Paper Strategic Location and Nature of Employment Growth, accompanying the NBBC Borough Plan Preferred Options consultation) effectively scored sites on an overall ranking basis. However taking on board the requirements of the NPPG this approach is considered too simplistic. Consequently the assessment methodology focuses on an overall analytical assessment to assist in determining the most suitable sites. Where possible a scoring approach is applied, however it is necessarily to analyse scores along with

detailed written assessments for other criteria. Appendix H sets out the methodology framework which seek to meet the requirements of the NPPG and NPPF.

### **Stage 3.3 Appraise and rank new employment sites**

In this section of the report, an overview of the sites that were submitted to the Council during the call for sites is provided. For each site a summary is given including the location and size of the site along with a synopsis of the key issues, market conditions and other considerations for the site.

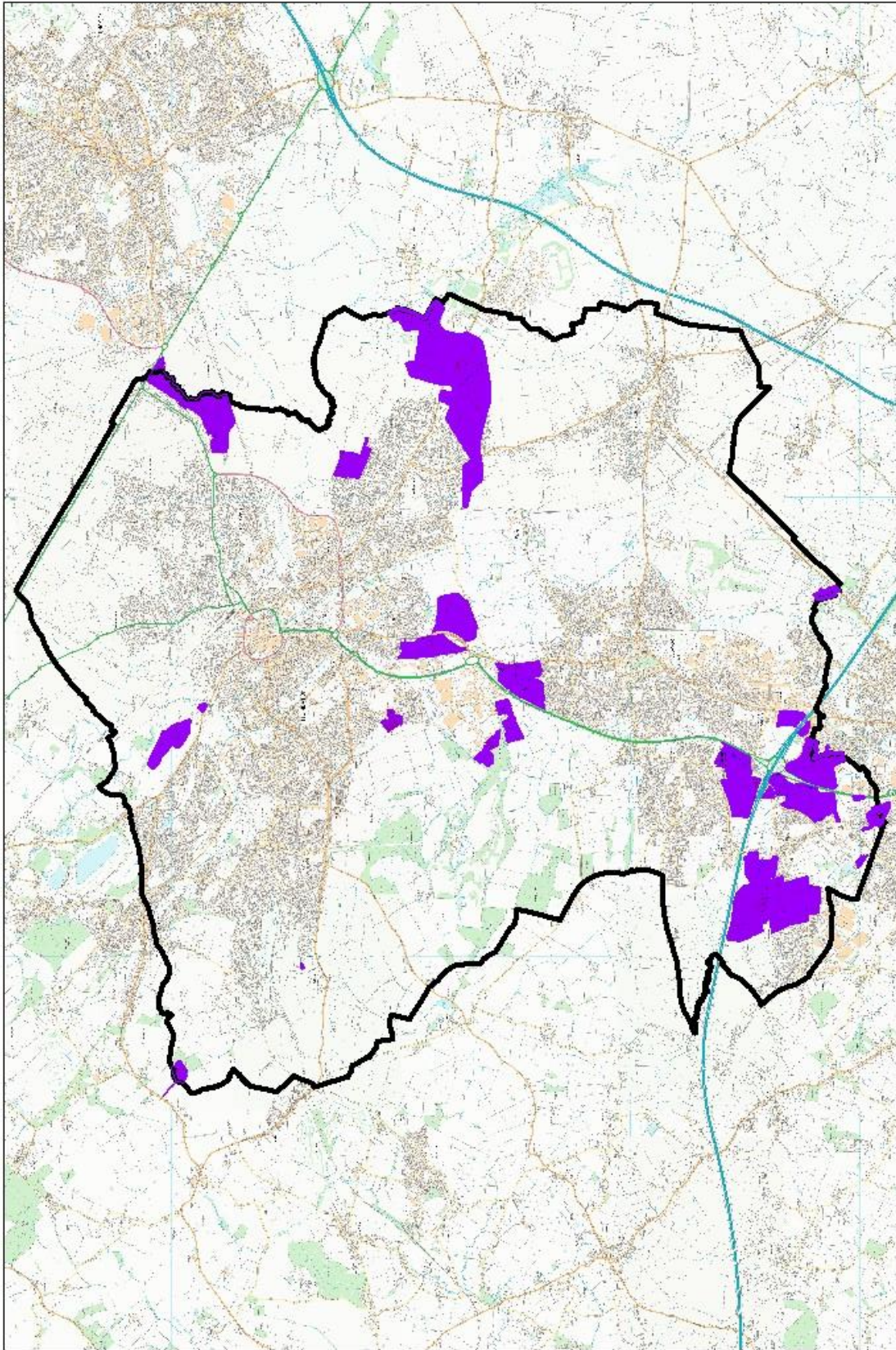
*Sites submitted through the call for site*

#### All sites

Figure 49 identifies all the sites that were submitted to the Council for consideration as part of the ELR update.

#### **Figure 49 – All potential employment land sites considered**





Scale  
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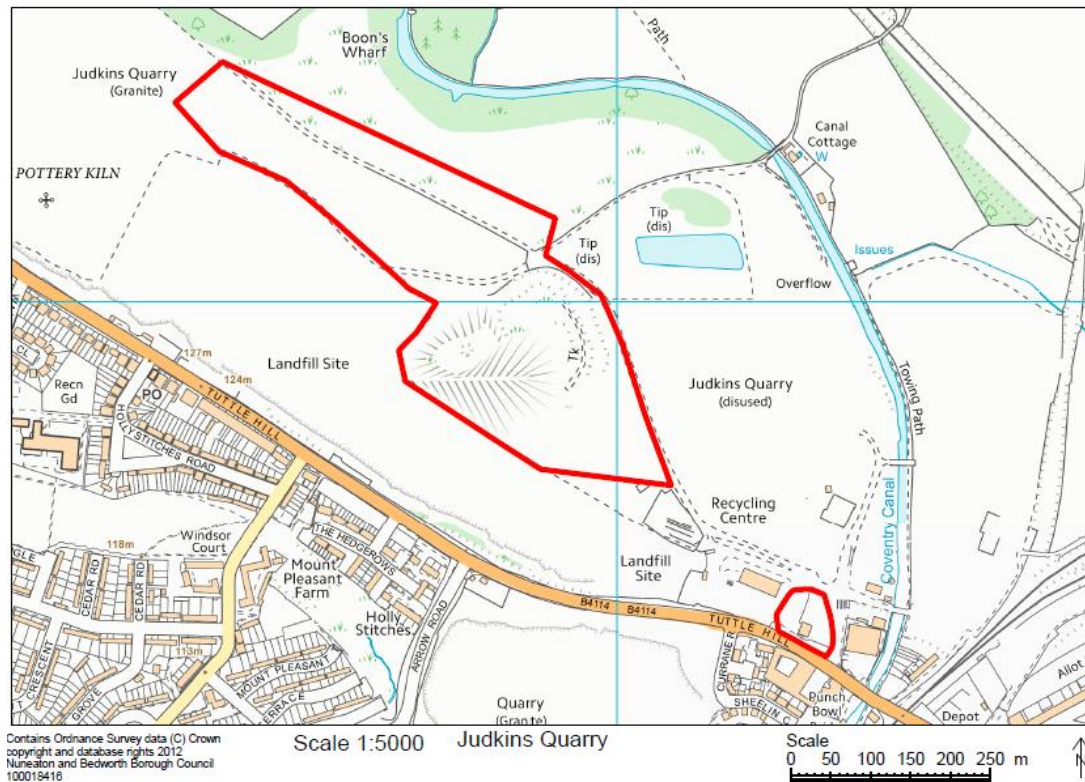
Scale 1:65000 Employment Sites Considered

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## ELR001 - Judkins Quarry

**Figure 50 – Judkins Quarry**

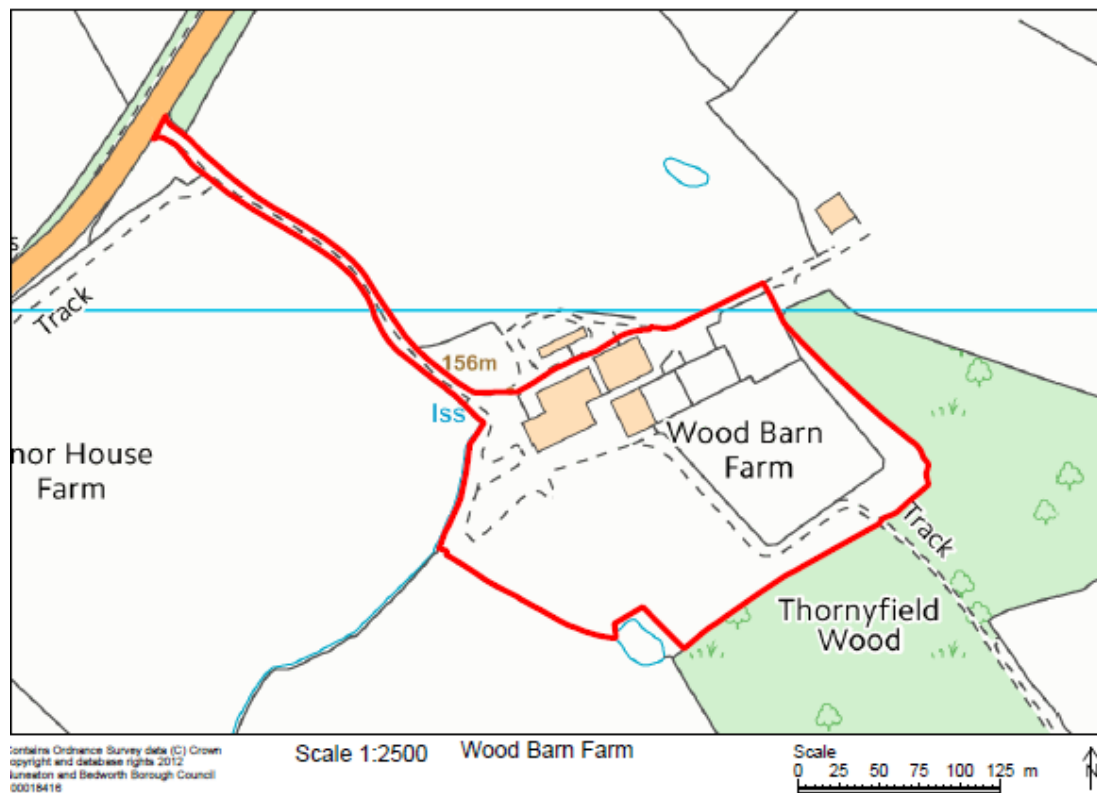


The Judkins quarry site lies to the north west of Nuneaton and is part of the Judkins quarry complex. The total site size for the Judkins complex is 72 hectares with 5 hectares proposed as B1, B2 and B8 employment land, the remainder being taken up by residential, household waste and recycling centre and a countryside park. The employment element of the site is located in the central part of the site. Due to the mixed uses of the whole site, the development of the employment aspect will be dependent on how the uses of the site are taken forward. One of the main issues to address would be the contamination on site due to the previous uses. However, the end use of the site would determine by what level the contamination issues needs to be overcome. The remediation costs for employment use would likely to be less than if it was for residential use. The Phase 2 Environmental Site Assessment

included as part of the submission indicates that based on the results there does not appear to be a risk to human health with respect to development of the site for commercial/employment purposes. Although there are other employment sites relatively close to the site it would be rather isolated and being so close to a Recycling and Household Waste Site (RHWS) may not be attractive to prospective occupiers.

ELR002 - Wood Barn Farm

**Figure 51 – Wood Barn Farm**



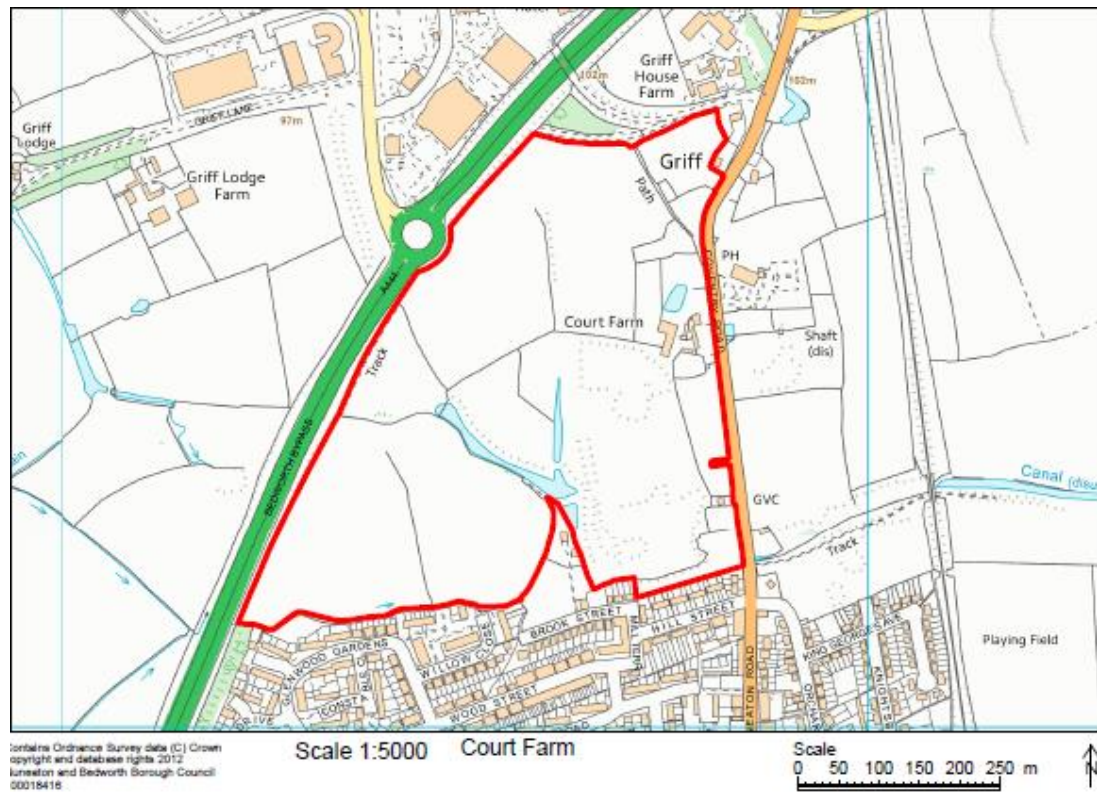
The Wood Barn Farm site is located to the west of Nuneaton, along the boundary with North Warwickshire. The site is 4.33 hectares. The current use is agriculture and caravan storage. The rural setting would be attractive for prospective occupiers but the isolation of the site would mean it wouldn't be considered sustainable. The site is isolated in terms of public transport and is more than 500m from a bus route. The site is located near to Thornyfield Local Wildlife Site (LWS) which may have implications for the site.



Development of the site would also be out of character with the surrounding area.

### ELR003 - Court Farm

**Figure 52 – Court Farm**

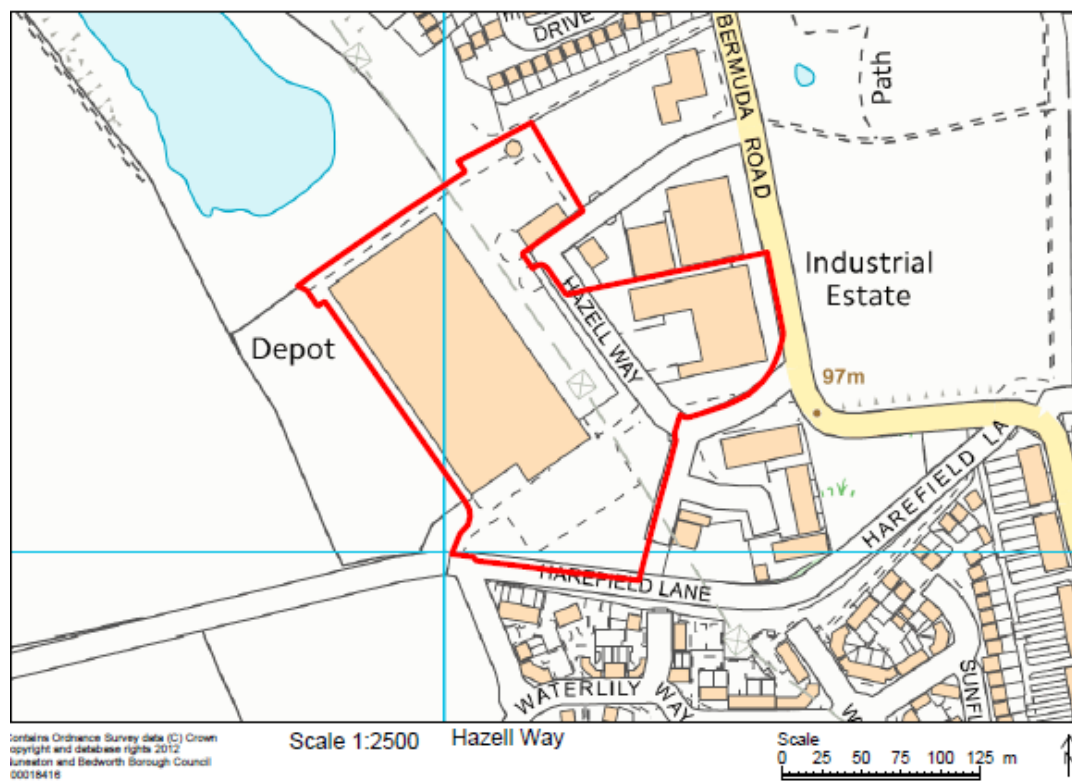


The Court Farm site is located north of Bedworth and south of Nuneaton, it is sited to the east of the A444 and west of Coventry Road. The site is 24.5 hectares. The site is currently used for agriculture. The site is located next to the Bermuda Industrial estate and benefits from a pedestrian bridge access. The site is a best performing Green Belt and bringing the entire site forward would result in coalescence of Nuneaton and Bedworth. Therefore, realistically only part of the site would be likely to come forward for development. Considering the links to Bermuda Industrial estate it is more likely that the northern element would be considered suitable for employment purposes rather than the southern part of the site. The close link with

Bermuda Industrial Estate is likely to make the site attractive and being adjacent to the A444 it would sit in a prominent and convenient location. The access off the A444 is not a necessity for the site but it would improve its overall connectivity to this major road network. The site is located near to a SSSI which would need consideration. The south east part of the site is designated as a Local Wildlife Site, another part on the West of the site has been identified as a Potential LWS.

### ELR004 - Hazell Way

**Figure 53 – Hazell Way**

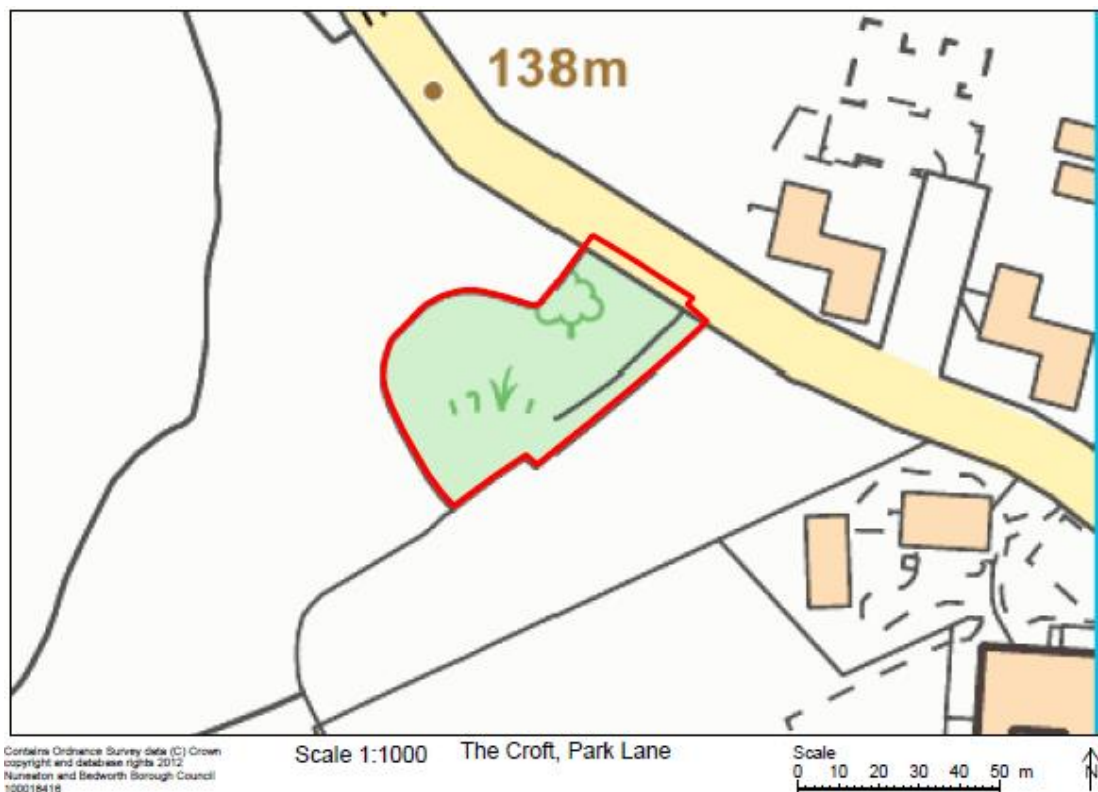


The Hazell Way site is a relatively large area of employment located to the west of the A444, south west of Nuneaton in an existing employment estate. The site is 5.79 hectares. The site has been assessed as having reasonable quality buildings and environment, however the access is poor, with the site being accessed through residential areas. There is a large vacant site within the middle of the estate which reduces the overall appearance of the estate. The site is located near to Ensor's Pool – SAC which would need

consideration. There are no direct access links from the site to Ensor's Pool but development would need to be mindful of its status due to contamination risk. In terms of market attractiveness the site is let down by a lack of access and expansion opportunities. The site is located near to the A444, but access to the A444 is not be deemed as close in terms of easily accessing the A444. In terms of sustainability the site is ideally placed near to residential areas and has access to bus route and a cycleway. Opening up of the sustainable transport bridge to all traffic would improve the access to the site but at this stage it is not confirmed whether this will happen. In addition as this site is an existing employment estate (although recommended for removal) it can not be considered to meet future needs from an employment land perspective.

ELR005 - The Croft, Park Lane

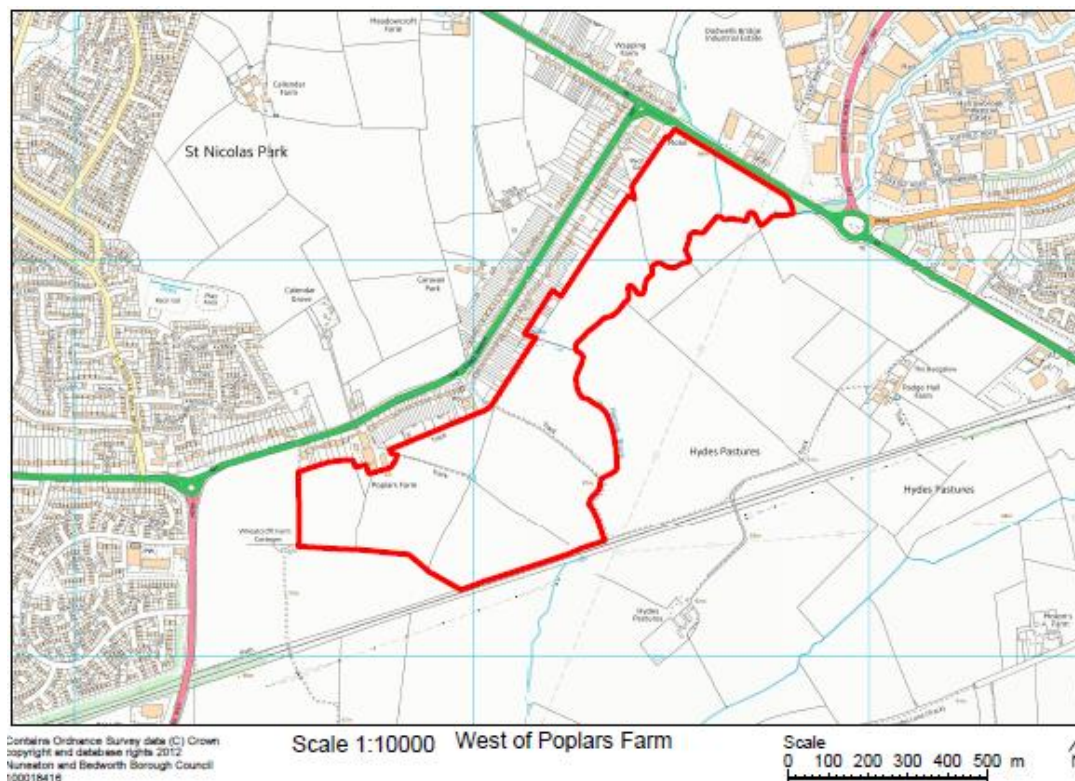
**Figure 54 – The Croft, Park Lane**



The Croft, Park Lane site is located to the west of Nuneaton. The site is 0.26 hectares. The current use on the site is agriculture. The surrounding uses are

mainly residential. Access is a problem for the site as it can only be accessed via one road due to the low level bridge along Park Lane which is not suitable for large commercial vehicles. Due to its size and location this site would only be attractive to a local company. The road is narrow in this location 1 lane with pull in areas, but this could be easily overcome. Park Lane leads to a low bridge (6ft) therefore traffic would have to leave and exit the site along the same road. At present these roads would not be suitable for industrial traffic. These issues could be overcome but would be costly for the size of the site. Due to the size of the site and its location it is unlikely to be viable for employment uses. It is unlikely that the changes needed to bring this site forward for employment purposes would be justified given the size of the site.

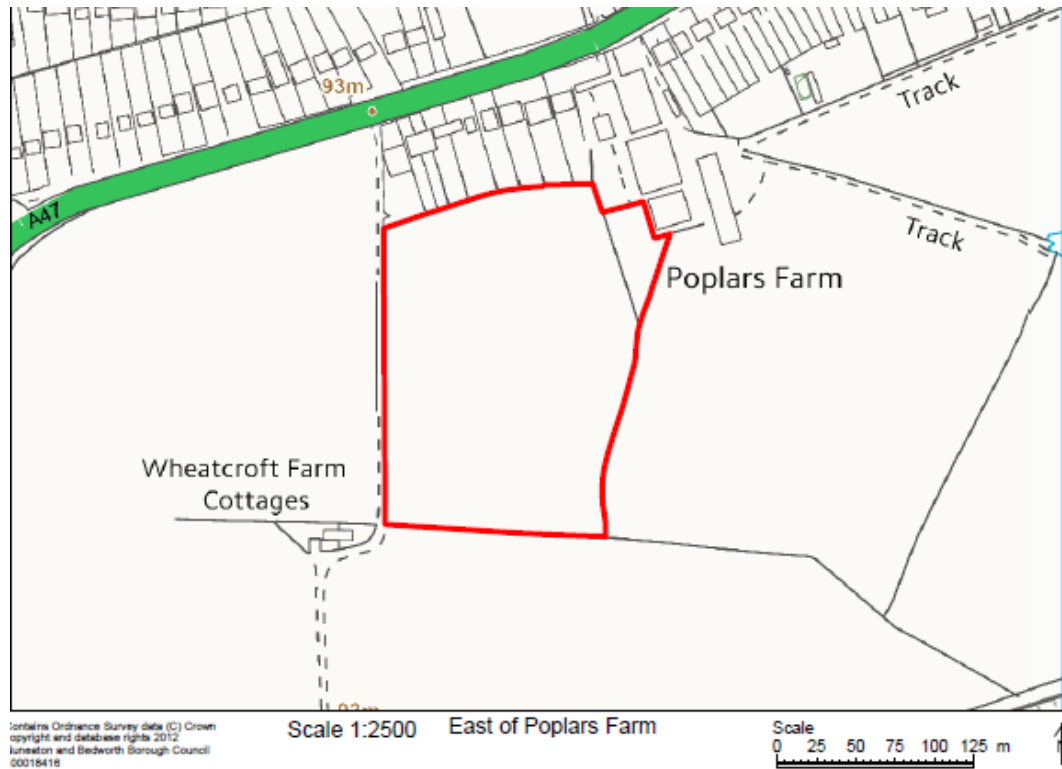
Figure 55 – West of Poplars Farm



The West of Poplars Farm site is located to the east of Nuneaton. The site is 40.13 hectares. The current land use is agriculture. The surrounding uses are residential, agriculture and a railway line. This site if brought forward for employment purposes would ideally be developed with the site east of poplars farm in order to provide suitable access to the site. There is also the potential to gain access from the west of this site as the adjacent site was submitted to. The sites position in relation to the existing residential development may cause some conflicts. For example, the site sits at the back of residential properties so any development would need to be mindful of this. Market activity has been for residential in this area rather than employment uses. The applicant has indicated that the site has received interest and the owner is actively seeking a developer to market the site.



Figure 56 – East of Poplars Farm

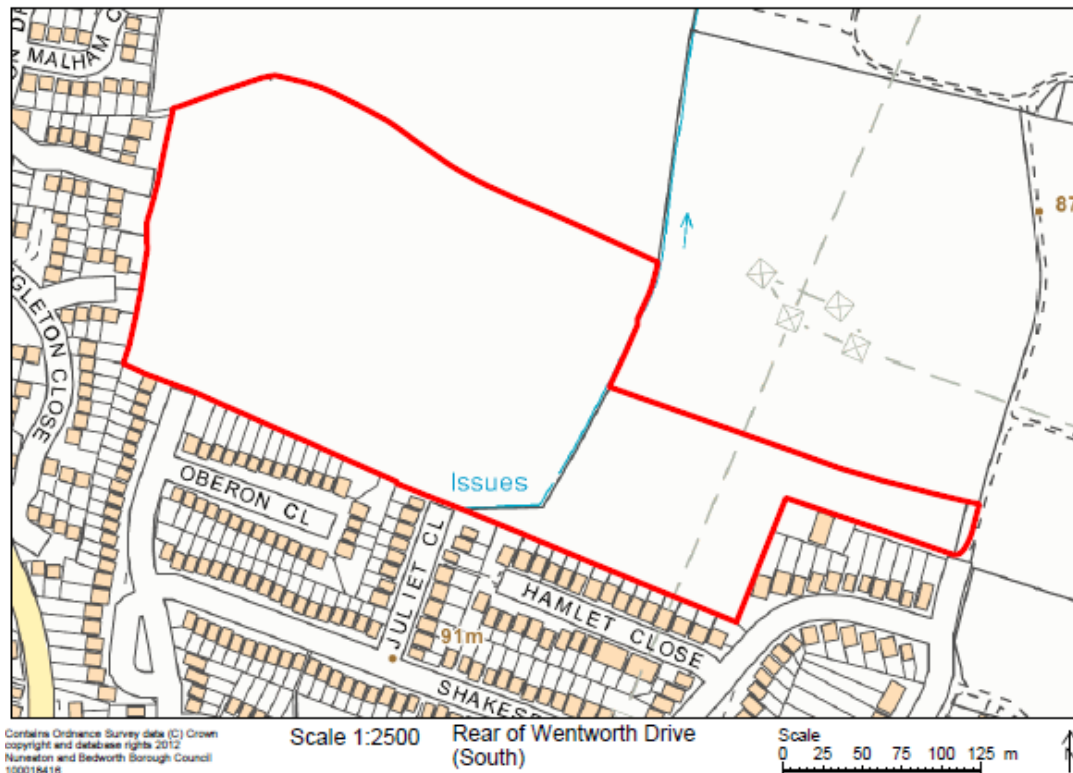


The East of Poplars Farm site is located to the east of Nuneaton. The site is 3.32 hectares. The current land use is agriculture. The surrounding uses are residential, agriculture and a railway line. The site is accessed from an agriculture track off The Long Shoot. The site is close to the A5, A444 and Eastboro Way. The sites position in relation to the existing residential development may cause some conflicts. Although site access would be relatively easy for all vehicles, it wouldn't necessarily be ideal as vehicles entering the site would have to pass residential properties on either side. For example, the site sits at the back of residential properties so any development would need to be mindful of this. Market activity has been for residential in this area rather than employment uses. The plot is slightly obstructed by the residential dwellings which front on to The Long Shoot and the Wem Brook to the south of the site and the A5 to the East. The majority of the eastern part of the site is flood zones 2 and 3a. The landscape is particularly sensitive as

ribbon development along the road almost joins with Hinckley and remains important in retaining separation.

ELR008 - Rear of Wentworth Drive (South)

**Figure 57 – Rear of Wentworth Drive (South)**

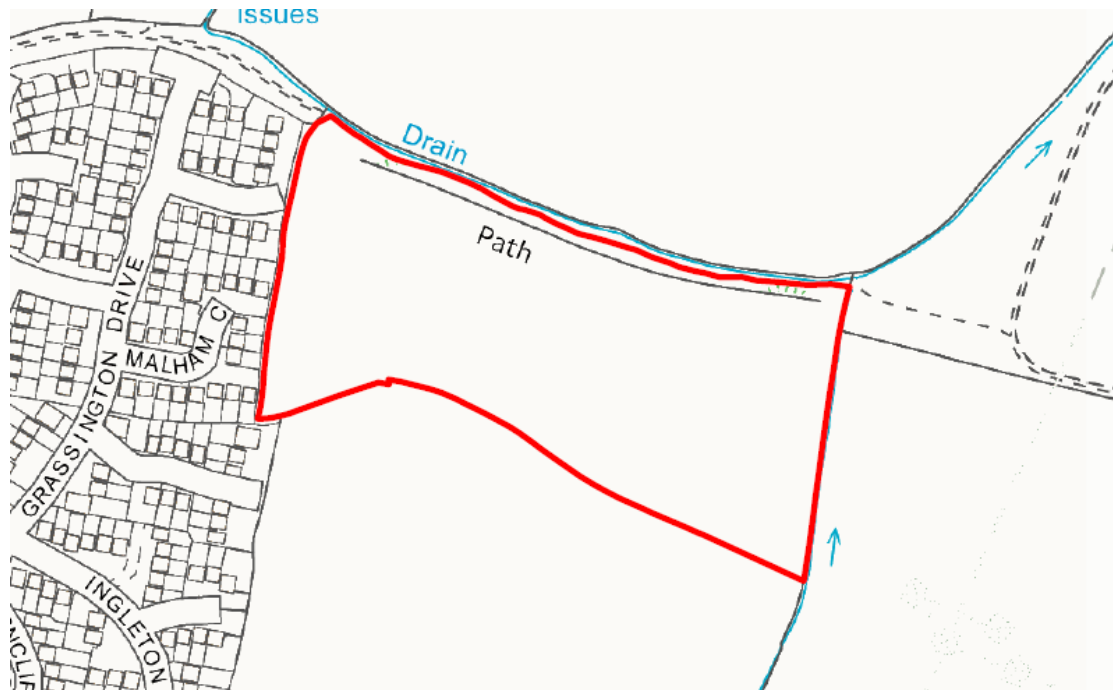


The rear of Wentworth Drive site is located to the south east of Nuneaton in the Whitestone area. The site is 7.91 hectares. The site sits alongside existing residential development with access off Golf Drive. There is also potential to access the site off Wentworth Drive and Oberon Close. Development in this area of the Borough is largely residential, therefore, bringing it forward for employment purposes may be out of character for the area. The site itself would be attractive, in part due to its rural settings. However, the access for the site would not be ideal as it is through residential roads, with vehicle weight restrictions on Crowhill Road. The preferred options put forward an indicative transport route in the Whitestone area. This would improve access for this site, however, as the plan is still at an early stage the proposals within can only be given limit weight due to the uncertainties involved. There are no

immediate on site issues to address but residential development would be more suitable than employment under the current circumstances.

ELR009 - Rear of Wentworth Drive (North)

**Figure 58 – Rear of Wentworth Drive (North)**

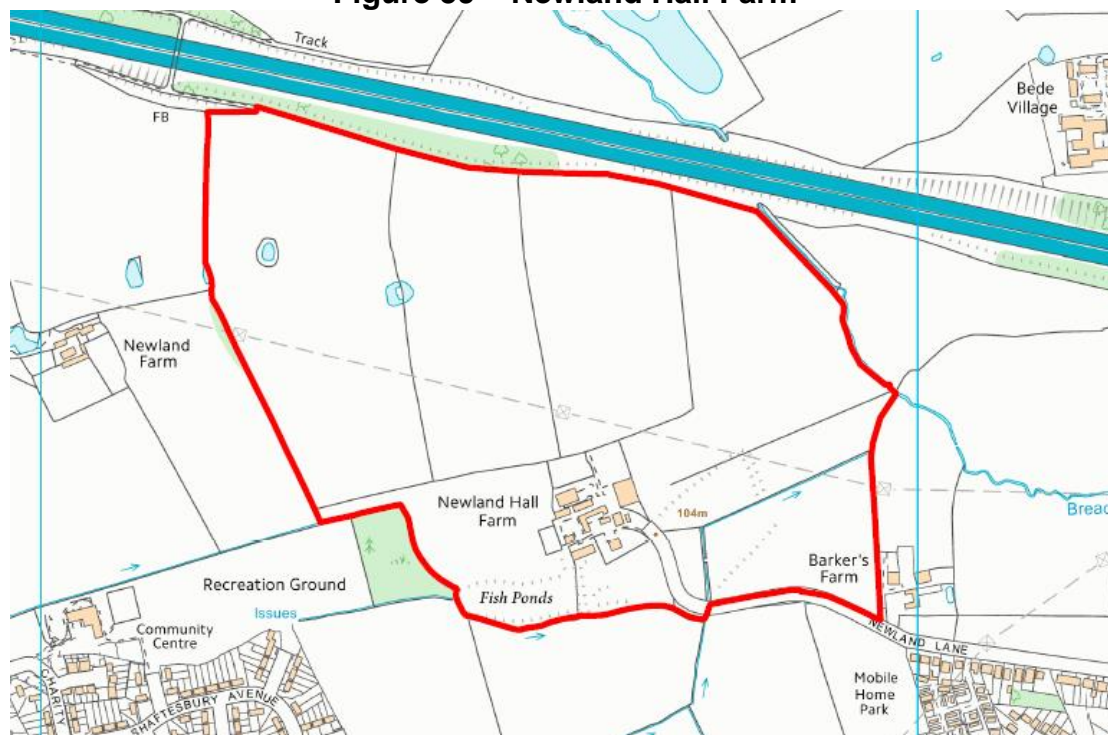


The rear of Wentworth Drive site is located to the south east of Nuneaton in the Whitestone area. The site is 4.76 hectares. The site relies on the adjacent site coming forward in order to create a suitable access point. This could be from Golf Drive, Wentworth Drive and Oberon Close. Development in this area of the Borough is largely residential so bringing it forward for development may be out of character for the area. The site itself would be attractive, in part due to its rural settings. However, the access for the site would not be ideal as it is through residential roads, with vehicle weight restrictions on Crowhill Road. The preferred options put forward an indicative transport route in the Whitestone area. This would improve access for this site, however, as the plan is still at an early stage the proposals can only be given limited weight due to the uncertainties involved. There are no immediate on site issues to address but residential development would be more suitable than employment under the current circumstances.



## ELR010 - Newland Hall farm

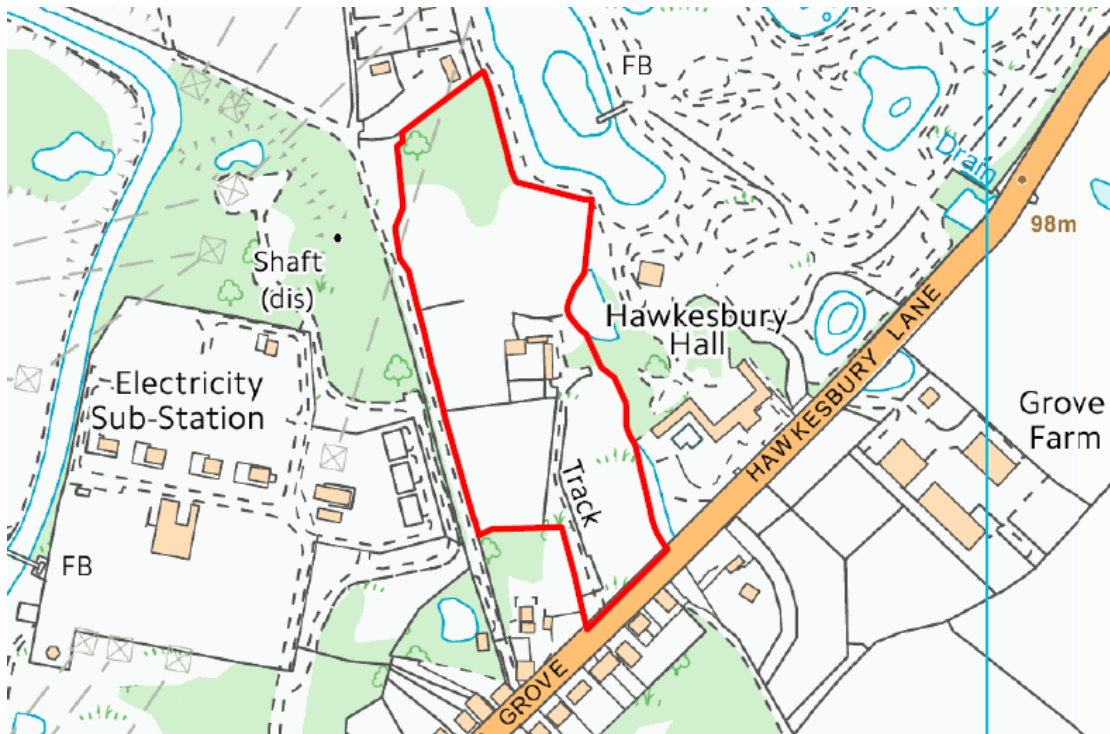
**Figure 59 – Newland Hall Farm**



The Newland Hall farm site is located to the north west of Ash Green and south of the M6. The site is 32.94 hectares. The current land use is agriculture. Access is currently along a narrow residential street. Access issues would need to be resolved for this site to come forward. If brought forward with a neighbouring site this would offer a greater opportunity to improve the overall access. However, development of this scale would be out of character with the urban areas in this part of the Borough. The site is not currently well located for public transport. To the south of the site is a listed building which should be protected including its setting. Parts of the site are susceptible to surface water flooding with flood zones 2 and 3.

## ELR011 – Parrots Grove

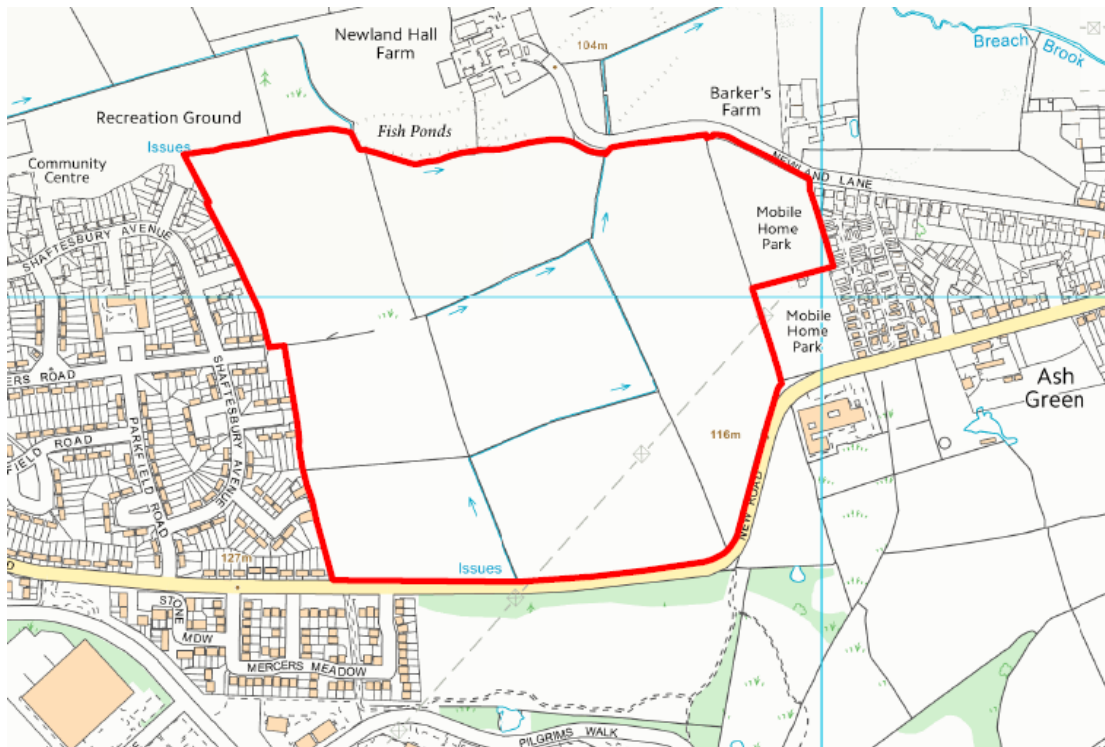
**Figure 60 – Parrots Grove**



The Parrots Grove site is located to the East of Hawkesbury and north east of Longford bordering the Coventry City boundary. The site is 2.55 hectares. The surrounding area is predominately in residential use with Hawkesbury Hall to the east, Hawkesbury Lodge and an access road to national grid towers to west. The site is also adjacent to a traveller's sites and old quarry. The land is unlikely to be attractive for commercial uses due to a lack of prominence, the shape of the site and the surrounding uses. Parts of the site may be of archaeological value due to possible historic links with Hawkesbury Lodge and Hawkesbury Hall. Also a small pond on site was part of the old moat adjoining Hawkesbury Hall. The site is located close to a listed building (Hawkesbury Hall) any development proposal would have to respect the setting of this building.

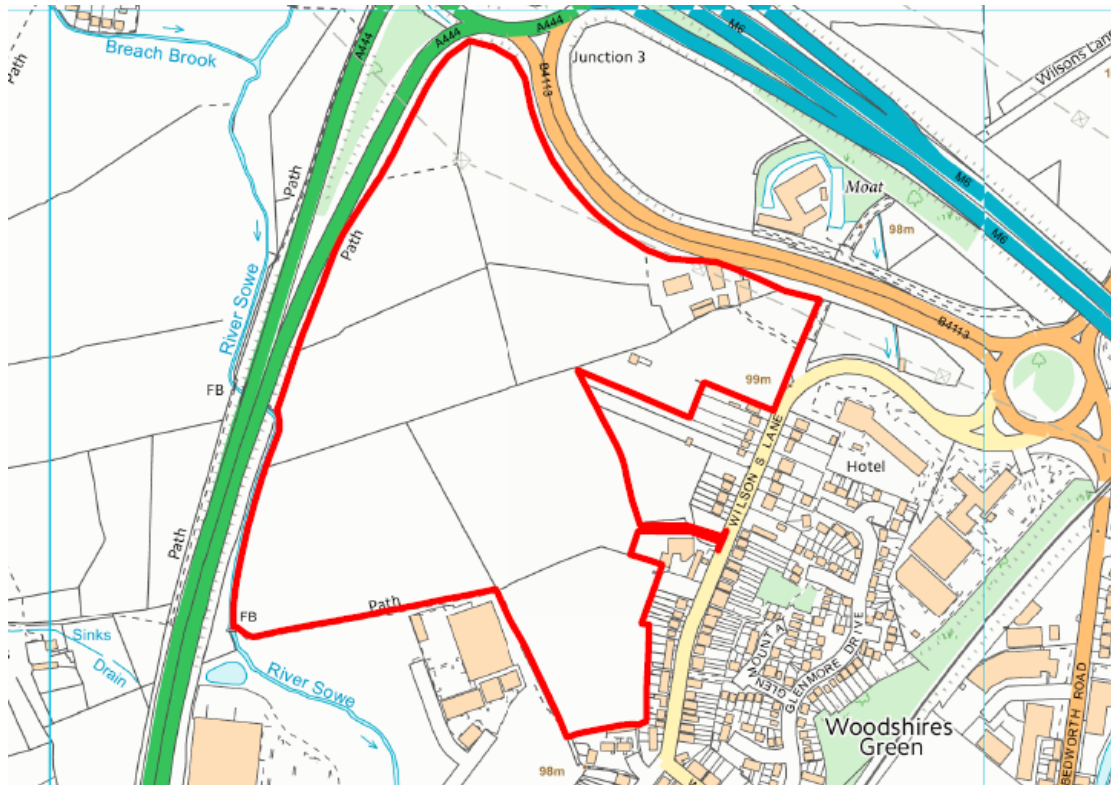
ELR012 - Land North of New Road

**Figure 61 – Land North of New Road**



The land north of New Road site is located to the east of Keresley and West of Ash Green. The site is 28.58 hectares. Current land use is agriculture. Adjacent to Prologis development, it is close to M6, and has rural views around site. The north western part of the site is a local wildlife site 'Somers Road Meadow'. Access from New Road is unlikely to be an issue. However, some of the roads leading to the site are narrow in places, particularly where right hand turns are needed for large HGVs. A better access solution would be to connect to the Prologis Park via ECO3 to Central Boulevard. The site is likely to be viable as there are no known existing constraints and the site is likely to be attractive to the market if it becomes part of the Prologis estate. There are a number of transport options such as buses and cycle routes in the area. Development of the train station at the Ricoh arena which is expected to be complete between 2015 -2016 will improve the options in the area. However, as the station is approximately 2 miles away from the site, it is only realistic for this journey to be made by car, bus or bicycle. Also, it is unlikely that all of the site would be brought forward as this would lead to coalescence of Keresley and Ash Green. The relationship to the power lines and the existing residential development would also need to be considered.

Figure 62 – Land East of Phoenix Way A444



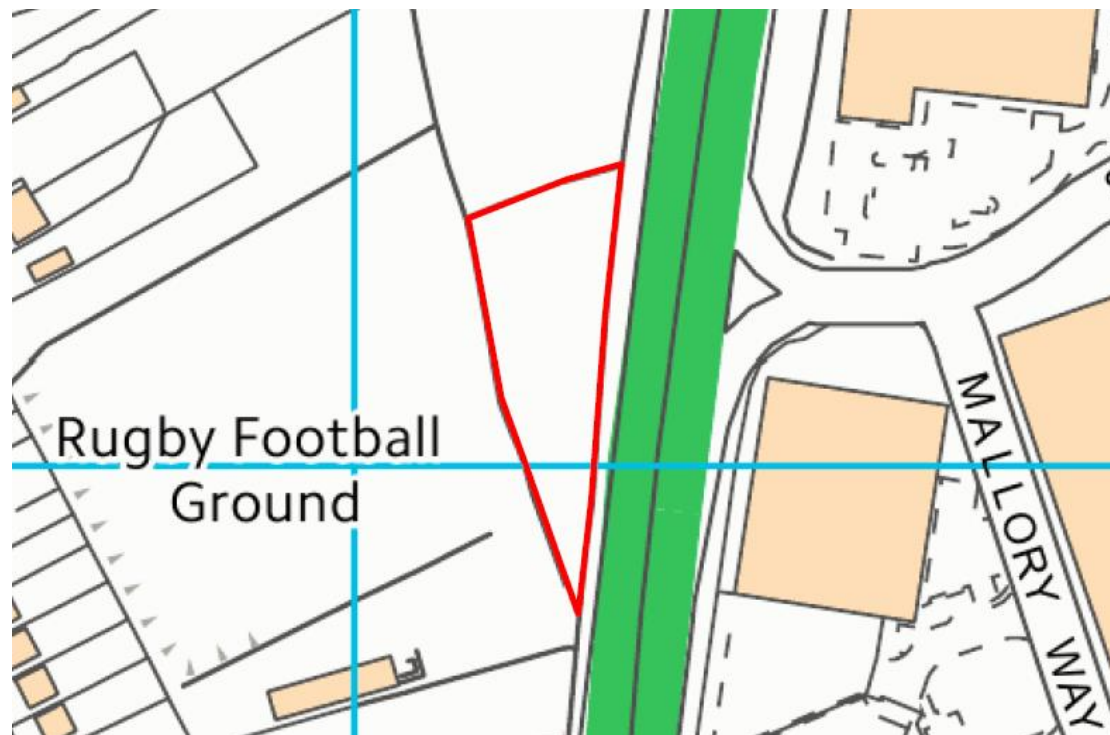
The land east of Phoenix Way is located south of the M6 Junction 3 and east of the A444 and west of Longford. The site is 22.62 hectares. The surrounding land use is employment and residential. The site would be attractive in terms of location due to the vicinity of A444 and M6 motorway. It would also form part of the A444 corridor for employment uses connecting to the Ricoh and the surrounding employment uses. Also any sites facing the A444 would have prominence. Access for employment is proposed off the A444. There is potential to connect the site to Wilsons Lane but access off A444 would be preferable. There is potential to link up to Gallagher Business Park and A444 via Silverstone Drive. The southern west part of the site is within 500m of a bus route, but accessing these can not be considered close in walking terms. If pedestrian and cycling routes were created to link with Wilson's Lane, the site would have access to bus routes 20, 48 and 778. The site would be well placed for the new railway station at the Ricoh. Part of the submission is proposed as residential. However, there is potential to extend the employment element of this into the residential area if this was something the landowners



wished to pursue. Although development would need to be mindful of the existing residential development in the area as well as the nearby permitted housing scheme.

ELR014 - Land East of Coventry Welsh RFC

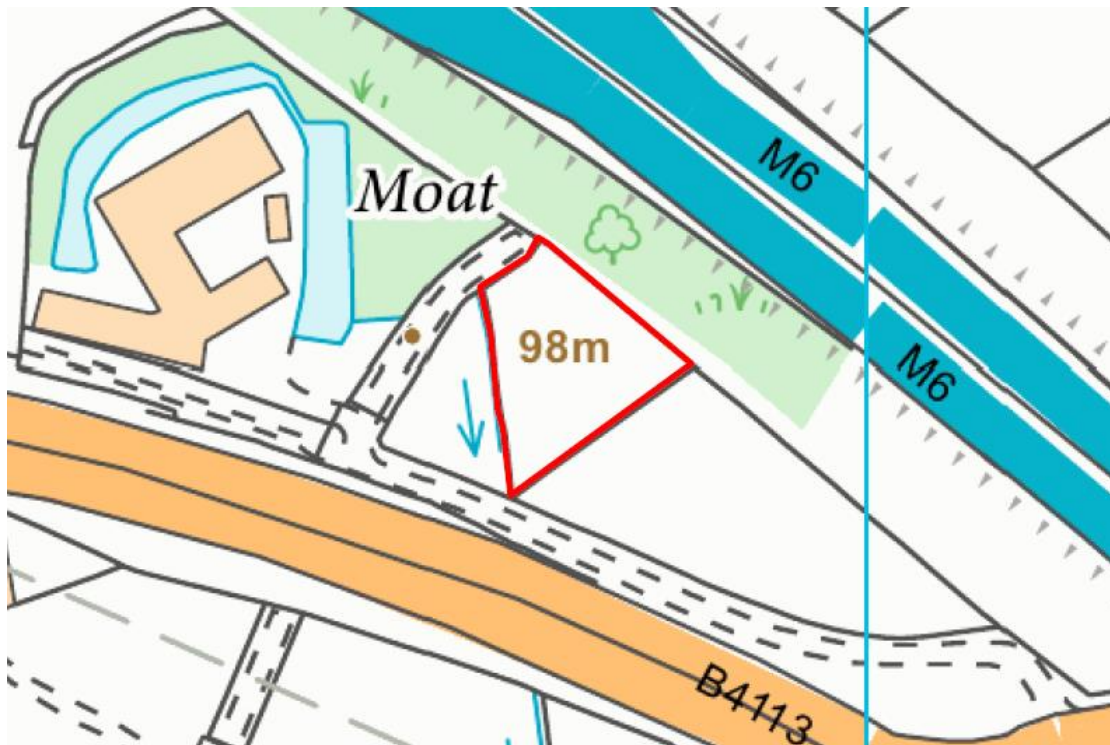
**Figure 63 – Land East of Coventry Welsh RFC**



The land east of Coventry Welsh RFC is located west of the A444 and east of Ash Green/Neal's Green. The surrounding uses are agriculture, sports ground and residential. The site is 0.32 hectares. The site is well positioned for access to the M6. However, due to its shape and size it is unlikely to be commercially attractive on its own. The site in itself is isolated from the existing urban area and as such access would be required either from the A444 or Burbages Lane. From the information available there are no immediately obvious constraints. However, there may be potential environmental constraints which would require further investigation

ELR015 – Land North of McDonnell Drive (west)

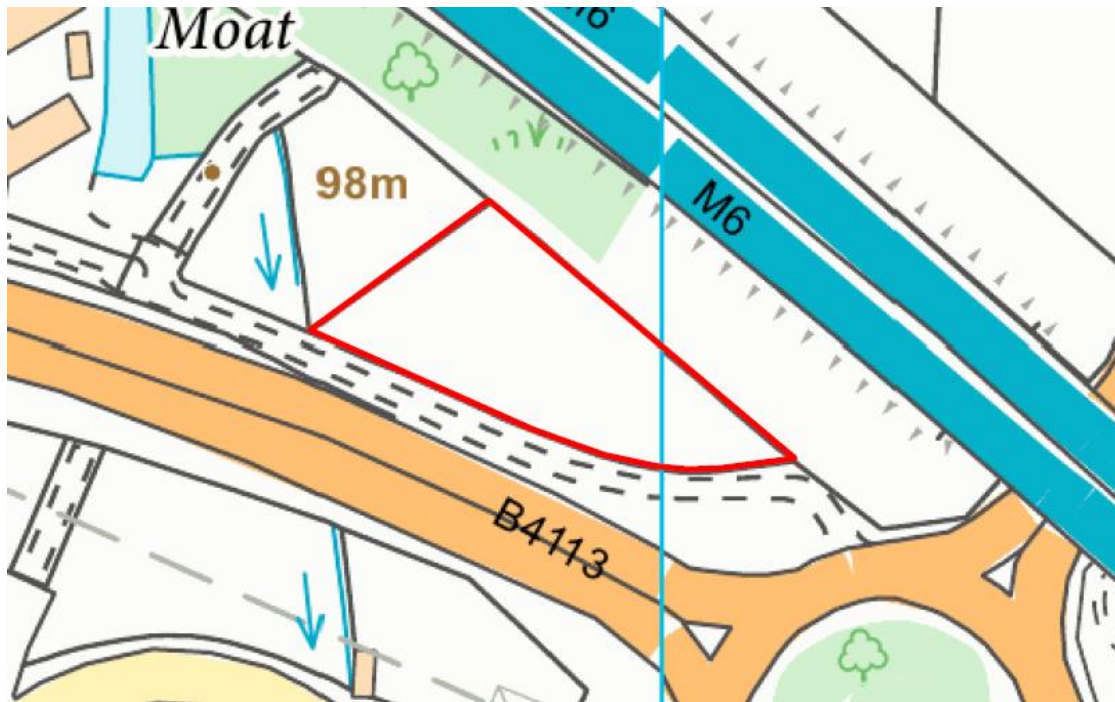
**Figure 64 – Land North of McDonnell Drive (west)**



The land north of McDonnell drive (west) is located south of Bedworth and the M6 and north of Longford. The site is 0.24 hectares. The surrounding uses are agriculture and a care home. The location in terms of accessing the M6 is good, however, prominence, size of site and size of access road is likely to be unattractive. The site is unlikely to be viable on its own. The site would be more likely to come forward if all of McDonnell Drive was developed. Some of the main issues to overcome would be highways related, due to access difficulties and a lack of a visibility splay.

ELR016 – Land North of McDonnell Drive (east)

**Figure 65 – Land North of McDonnell Drive (east)**

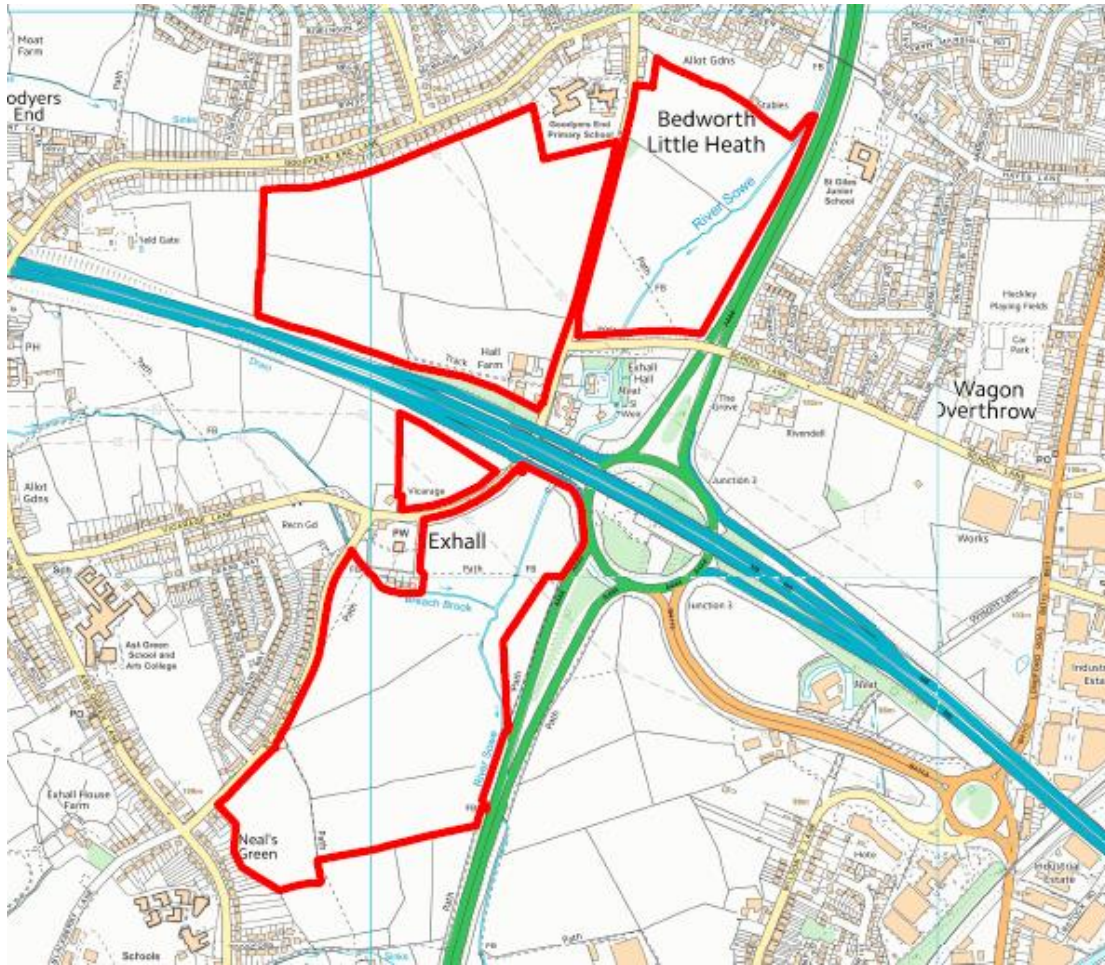


The land north of McDonnell drive (east) is located south of Bedworth and the M6 and north of Longford. The site is 0.6 hectares. The surrounding uses are agriculture and a care home. The location in terms of accessing the M6 is good, however, prominence, the size of site and the size of the access road is likely to be unattractive. The site is unlikely to be viable on its own. The site would be more likely to come forward if all of McDonnell Drive was developed. The main issues to overcome would be highways related, due to access difficulties and a lack of a visibility splay.

ELR017 - Land at Bowling Green Lane and St Giles Road, Exhall

**Figure 66 – Land at Bowling Green Lane and St Giles Road, Exhall**



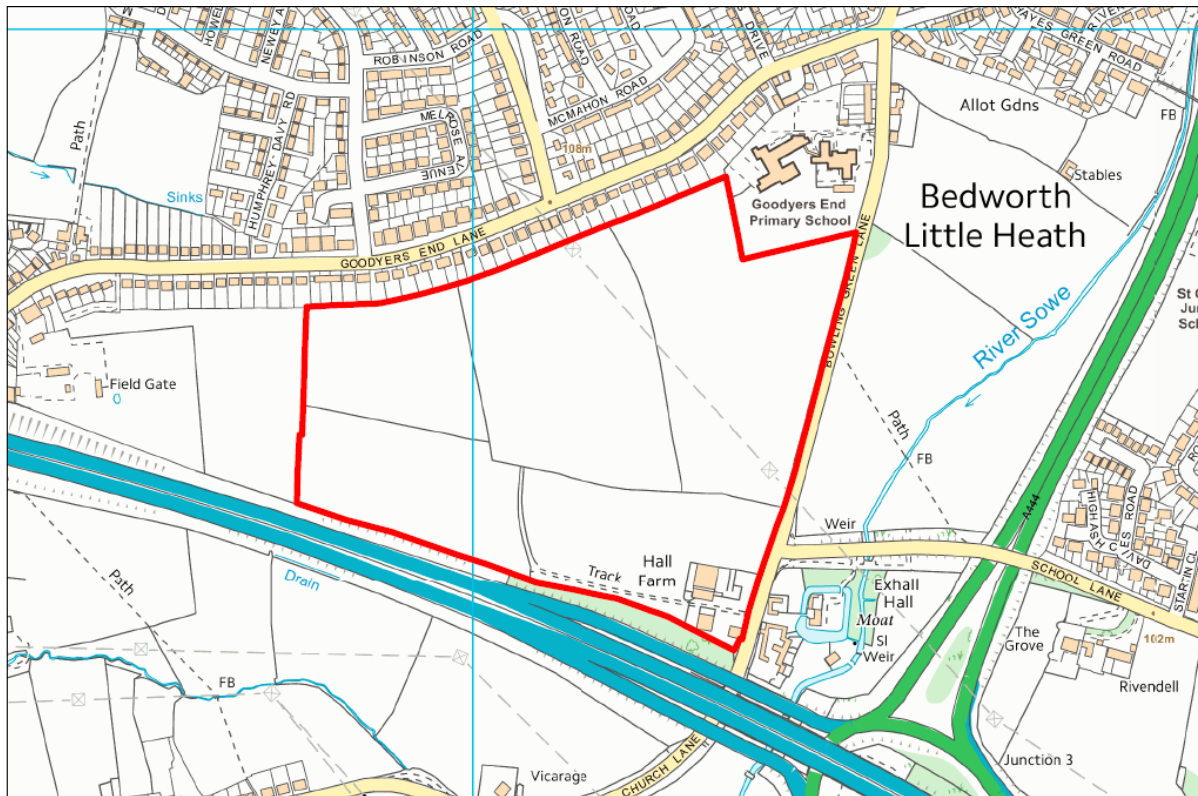


The Land at Bowling Green Lane and St Giles Road site is located north and south of the M6 junction 3. The northern part is within the Bedworth Heath area, whereas the southern part is in the Ash Green area. The site is 56.83 hectares. The current land use is predominately agriculture. The surrounding uses are residential and agriculture. The northern part of the site would surround the scheduled ancient monument, therefore, any development in this area would need to be sympathetic to this historic asset. To the east of Bowling Green Lane and south of School Lane parts of the site are classified as being in flood zones 2, 3a and 3b. The site cannot currently be accessed off the A444. Gaining access from the A444 would improve the overall connectivity of the site and reduce journey times to junction 3 of the M6. The site is within 500m of a bus route. Route 209 runs around the sites. The site is close to routes 56, 57 and 768. The site would be well placed for the new railway station at the Ricoh. In terms of character of the existing urban area, development to the north would be more acceptable. If all of the southern sites were brought forward this would significantly increase the size of the Ash



Green Settlement. If large scale development did go ahead developing along the A444 and leaving a green corridor between Ash Green and the employment site could be a possibility.

### ELR017a – Land West of Bowling Green Lane



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Nuneaton and Bedworth Borough Council  
100018416

Scale 1:5000

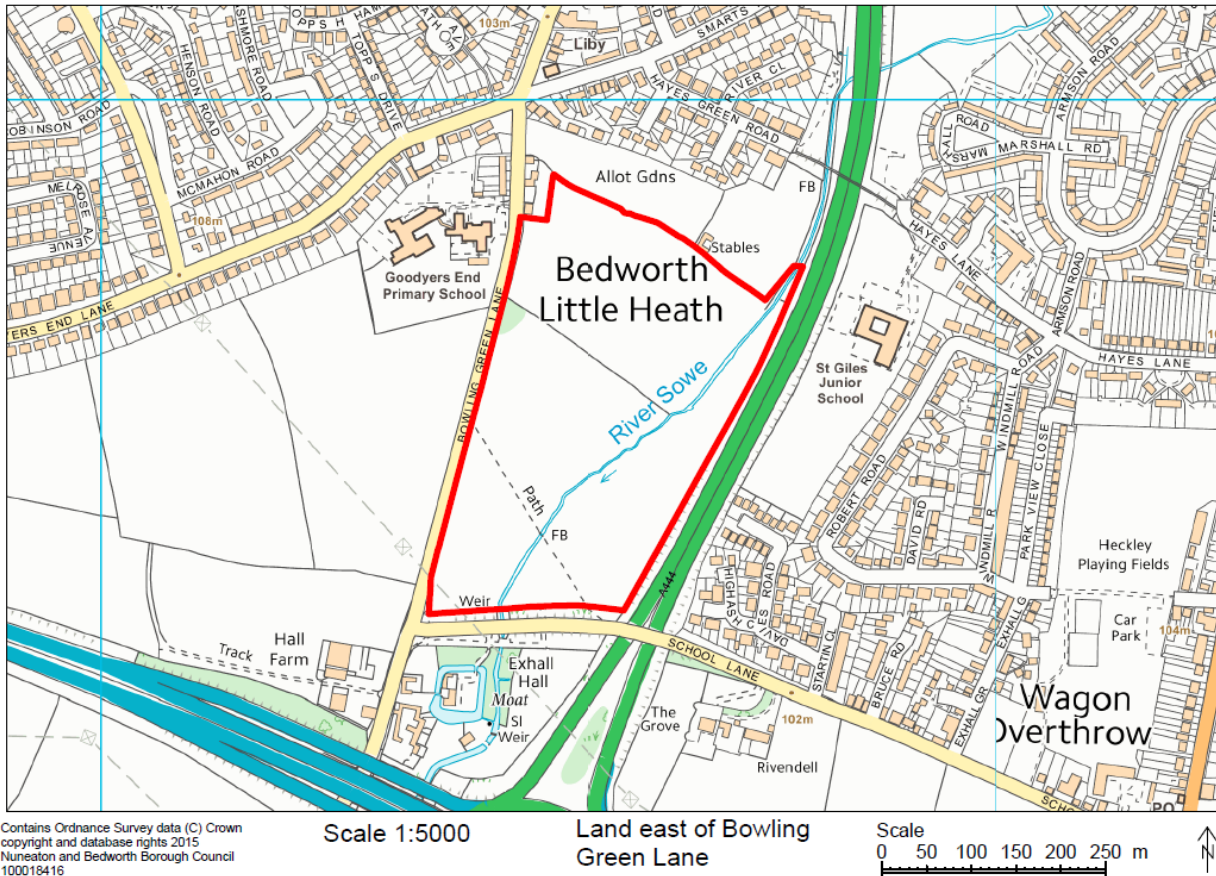
Land west of Bowling Green Lane

Scale  
0 50 100 150 200 250 m

The Land west of Bowling Green Lane is located north of the M6, within the Bedworth Heath area. The site is 20.86 hectares. The current land use is predominately agriculture. The surrounding uses are residential, a school and agriculture. The site would sit near to a scheduled ancient monument, therefore, any development in this area would need to be sympathetic to this historic asset. There is a footpath running across the middle of the site which would have to be considered as part of any development. The site cannot currently be accessed off the A444. Gaining access from the A444 would improve the overall connectivity of the site and reduce journey times to junction 3 of the M6. The site is within 500m of a bus route, with routes 55, 56 and 57 passing the site. In terms of character of the existing urban area, any development would need to consider the buffers between the school and the residential

area. Due to the vicinity of the site to the school highway and safety implications would also need to be considered.

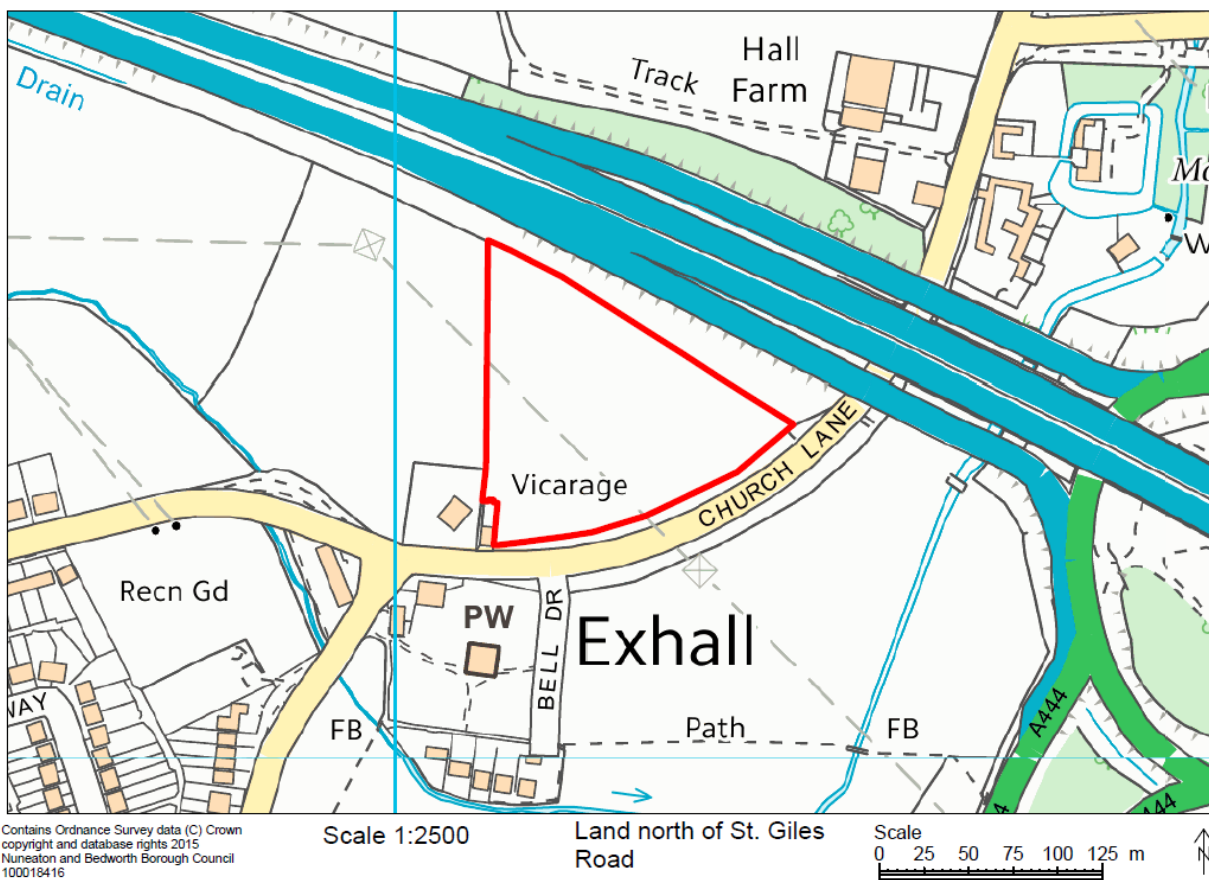
### ELR017b – Land East of Bowling Green Lane



The Land east of Bowling Green Lane is located north of the M6, within the Bedworth Heath area. The site is 11.69 hectares. The current land use is predominately agriculture. The surrounding uses are residential, a school and agriculture. The site would sit near to a scheduled ancient monument, therefore, any development in this area would need to be sympathetic to this historic asset. There is a footpath running across the middle of the site which would have to be considered as part of any development. A large part of the middle of the site is classified as being in flood zones 2, 3a and 3b. Parts also classed as being susceptible to surface water flooding due to the River Sowe. The site cannot currently be accessed off the A444. Gaining access from the A444 would improve the overall connectivity of the site and reduce journey

times to junction 3 of the M6. The site is within 500m of a bus route, with routes 55, 56 and 57 passing the site. In terms of character of the existing urban area, any development would need to consider the buffers between the school and the residential area. Due to the vicinity of the site to the school highway and safety implications would also need to be considered.

ELR017c – Land North of St Giles Road

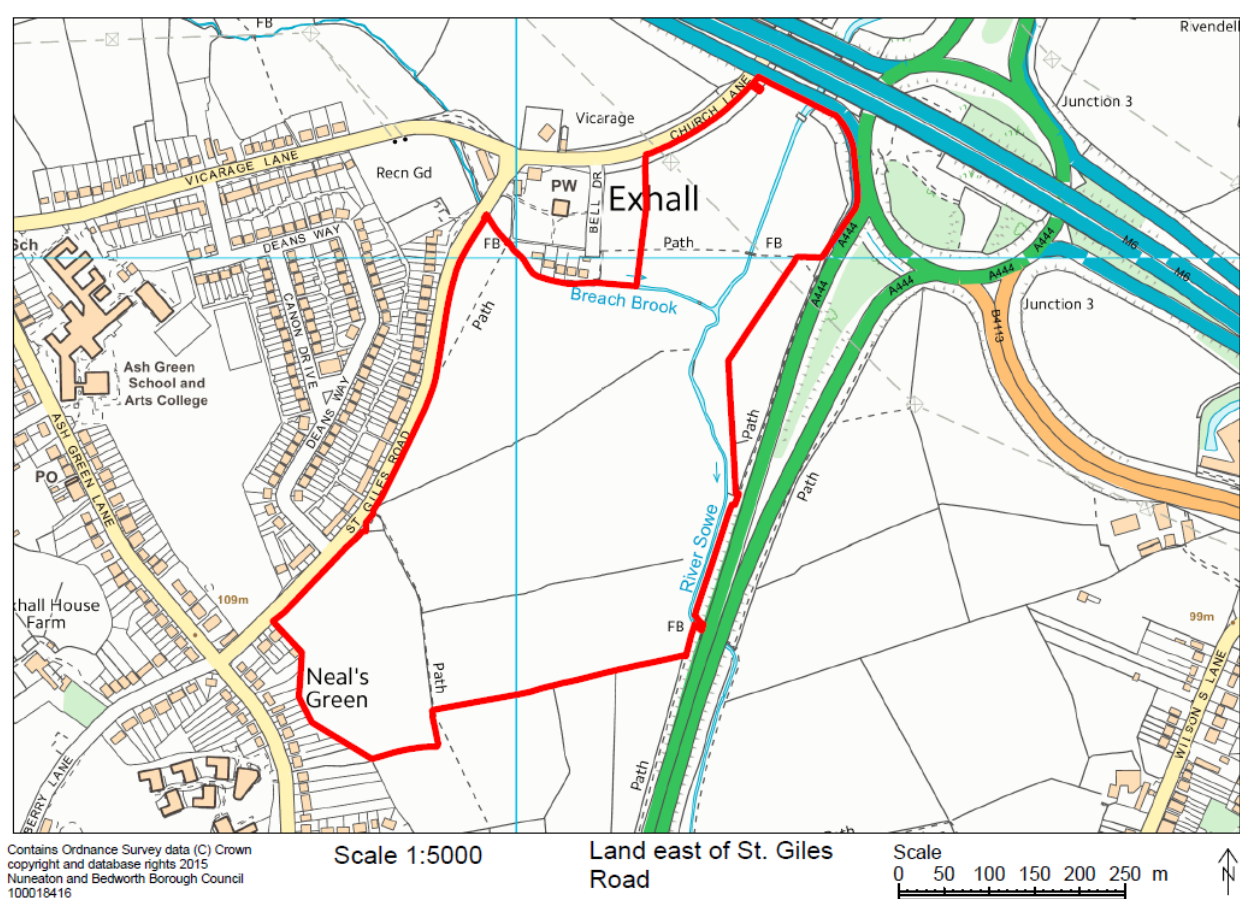


The Land north of St Giles Road is located south of the M6 and is north of Ash Green. The site is 1.70 hectares. The current land use is predominately agriculture. The surrounding uses are residential and agriculture. The site is near enough to the ancient scheduled monument that it should be taken account of it. Church of St. Giles Listed building Grade II\* is also opposite the site.



Pylons cover part a small part of the site but there is sufficient space around these, although it does mean the potential development area is further reduced. The site cannot currently be accessed directly off the A444. Gaining access from the A444 would improve the overall connectivity of the site and reduce journey times to junction 3 of the M6. The site is approximately 10 minutes walk from bus route, with routes 56&57 available as well as the less regular 209 service.

**ELR017d – Land East of St Giles Road**

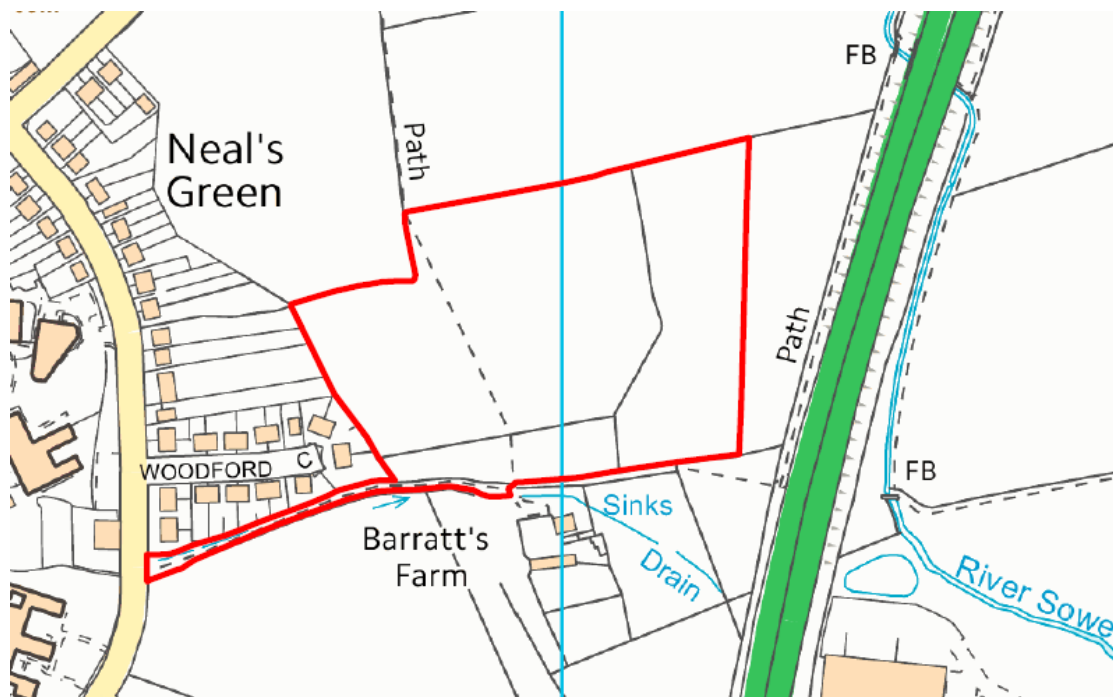


The Land east of St Giles Road is located south of the M6 and is north of Ash Green. The site is 23.01 hectares. The current land use is predominately agriculture. The surrounding uses are residential and agriculture. The site is near enough to the ancient scheduled monument that it should be taken account

of it. Church of St. Giles Listed building Grade II\* is also opposite the site. Pylons cover part a small part of the site but there is sufficient space around these. The site cannot currently be accessed directly off the A444. Gaining access from the A444 would improve the overall connectivity of the site and reduce journey times to junction 3 of the M6. Just over half of the southern part of the site is within 500m of a bus route. The bus routes which are close to the site are routes 56 and 57. A large part of the northern section of the is classed as being susceptible to surface water flooding and flood zones 2, 3a and 3b. Development of the site whole site would double the size of Ash Green and would be out of character with development in this area.

ELR018 - Land East of Woodford Close

**Figure 67 – Land East of Woodford Close**



The Land East of Woodford Close site is located to the east of Neal's Green and west of the A444. The site is 3.99 hectares. It was previously used for pasture but is currently vacant. There is housing to the west, unused pasture to north and south and the A444 to the east. Access is currently along a farm track which runs adjacent to residential housing and is shared with the adjacent site. The site boundary doesn't reach the A444, so this is not an

option unless agreements were sought with the adjacent landowners. The applicant has raised the possibility of gaining access from adjoining site at Wheelwright Lane. Although this site has only been put forward for housing. Without access from the A444 it may limit the attractiveness of this site as any development would need to be mindful of the existing residential in the area. At this stage there are no other immediate issue to overcome.

ELR019 - Land north of Winding House Lane, Coventry

**Figure 68 – Land north of Winding House Lane, Coventry**

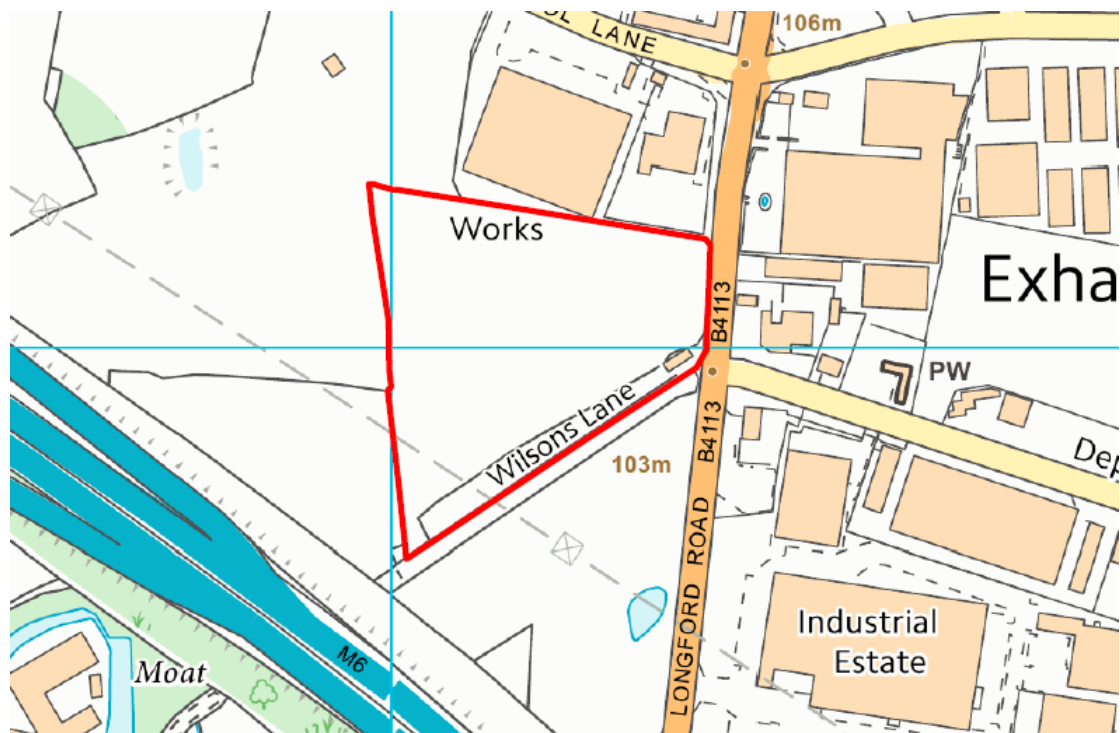


The land north of Winding House Lane site is located south of Neal's Green and north of Coventry. The site is 1.38 hectares. The land is currently vacant and was part of the former Coventry Colliery Land. The surrounding uses are mainly employment and residential, but there is also a school and open space nearby. Due to expansion at the Prologis site along Winding House Lane development of the site would effectively join up Keresley and Neals Green/Ash Green. The site would be attractive in terms of location and setting. However, due to the small size of the site, the scale of the development that could be accommodated on the site is limited. The location

of the Country Park to the north of the site may mean there are environmental constraints on site such as potential loss of habitats and biodiversity. There are no LWSs within this piece of land, although on part of the site there is a potential LWS (Sandycroft Farm & Greenwood Farm), which is due to go in front of a panel for consideration as a LWS. In landscape terms the area is not considered to be sensitive to change, as significant change has already weakened the character and condition of the landscape in the area. The site is within 500m of a bus route. There are stops adjacent to the site Holbrooks Second Stop and Holbrooks Wheelwright Lane Route 55. The site is also located next to a cycle route.

ELR020 - Land at the North West Junction of Coventry Road & Wilson's Lane

**Figure 69 – Land at the North West Junction of Coventry Road & Wilson's Lane**

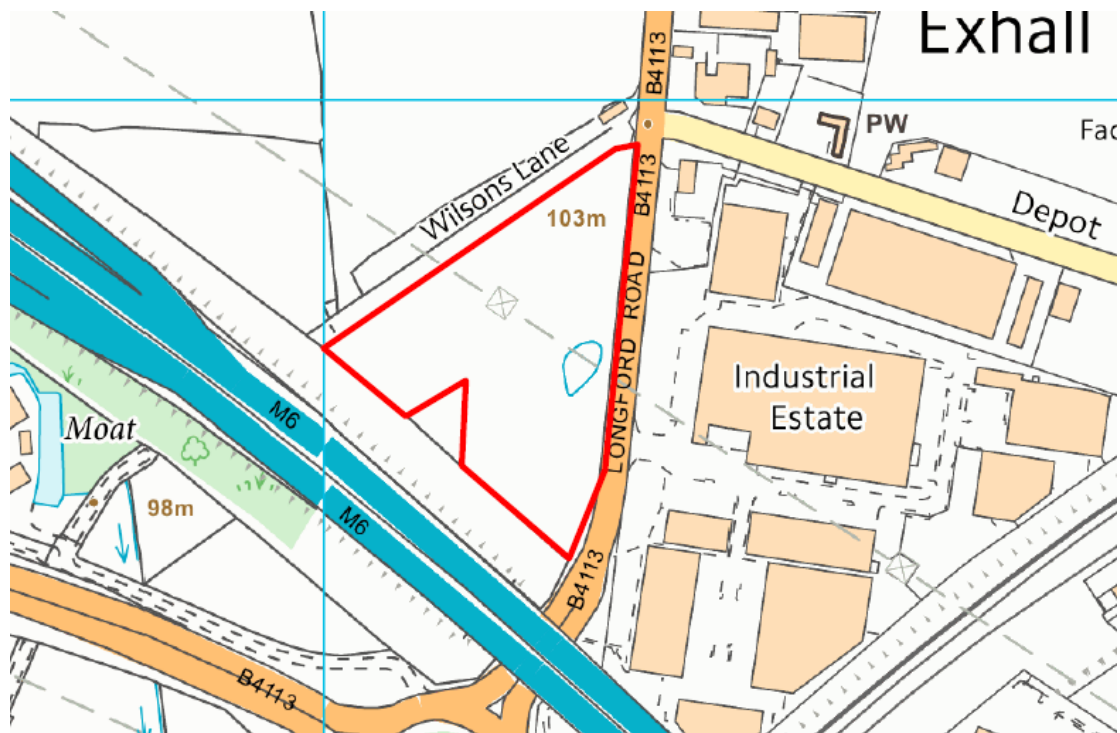


The Land at the North West Junction of Coventry Road & Wilson's Lane site is located north of the M6 junction 3 and south of Bedworth. The site is 2.63 hectares. The current use of part of the site is commercial retail in the form of vehicle sales and the remainder is used as pastoral land. The surrounding uses are employment, agriculture and residential. The sites position to the

Bayton Road industrial estate is favourable due to its reputation as an industrial hub. Employment development in this area is likely to be attractive to the market particularly for local and sub regional businesses. There is potential to gain additional access from Coventry Road. The site is within 500m of a bus route. The routes which pass the site are 209, 20, 48, and 778. The sites distance to a train station will be improved by the Ricoh railway station, but it is not near enough to be deemed close by walking.

ELR021 - South of Wilsons Lane

**Figure 70 – South of Wilsons Lane**



The south of Wilsons Lane site is located north of the M6 junction 3 and south of Bedworth. The site is 2.3 hectares. The site is vacant site subject to an agriculture tenancy but has not been actively used or a number of years. Access could be obtained from Longford Road. A power line crosses the middle of the site which may impact the layout of any development. The southern part of the site has elements which are susceptible to surface water flooding. The site could be brought forward with the site north of Wilsons lane. The site is within 500m of a bus route. The routes which pass the site



are 209, 20, 48, and 778. The sites distance to a train station will be improved by the Ricoh railway station, but it is not near enough to be deemed close by walking standards. The sites position to the Bayton Road industrial estate is favourable due to its reputation as an industrial hub. Employment development in this area is likely to be attractive to the market particularly for local and sub regional businesses.

ELR022 - Land at Whitestone Farm, Bulkington Lane (north)

**Figure 71 – Land at Whitestone Farm, Bulkington Lane (north)**

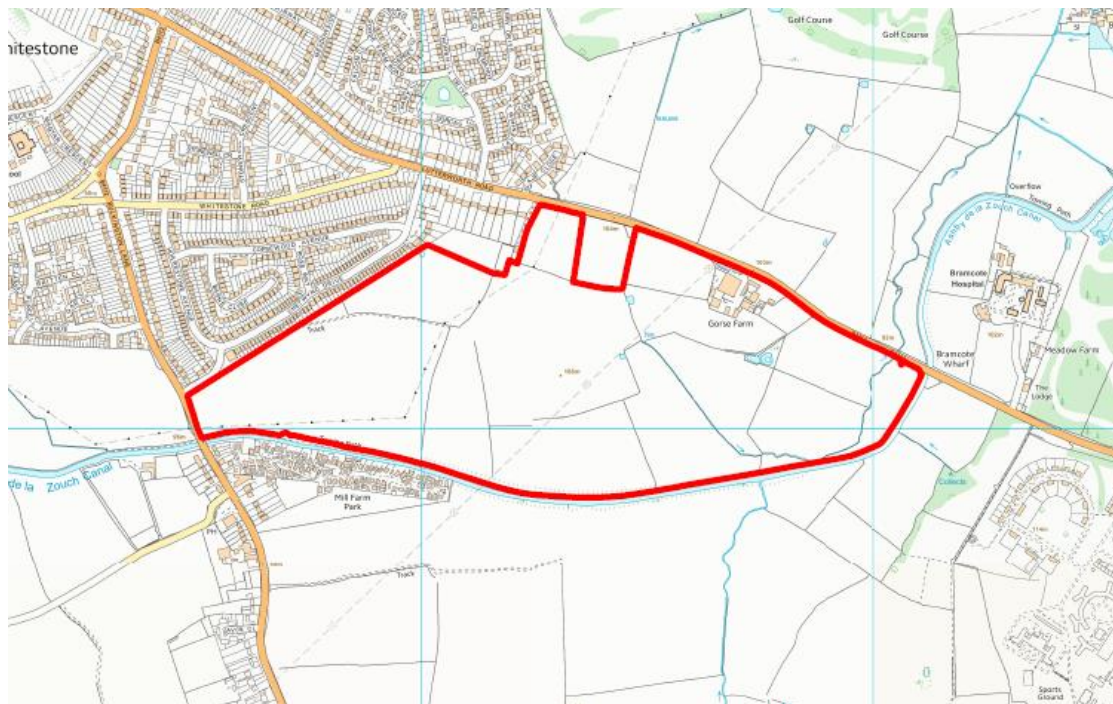


The Land at Whitestone Farm site is located to the east of Nuneaton on the outskirts of Whitestone. The site is 46.3 hectares. The current land use is agriculture and the surrounding uses are agriculture and residential as well as an army barracks and former hospital site. Ashby de la Zouch canal runs along the eastern part of the site and the majority of the eastern boundary is located within flood zones 2 and 3a. Power lines run across part of the site, but development could be brought forward around this. There are no immediate infrastructure concerns. The site is within 500m of a bus route.

However it doesn't have a pedestrian route. As this is not an established area for employment there are few strategic transport links to this site at the present time and improvements would be needed for a site of this size to come forward. Viability may be an issue in terms of delivery as there are other areas of the Borough more suitable for employment uses.

### ELR023 - Land at Whitestone Farm (south)

**Figure 72 – Land at Whitestone Farm (south)**

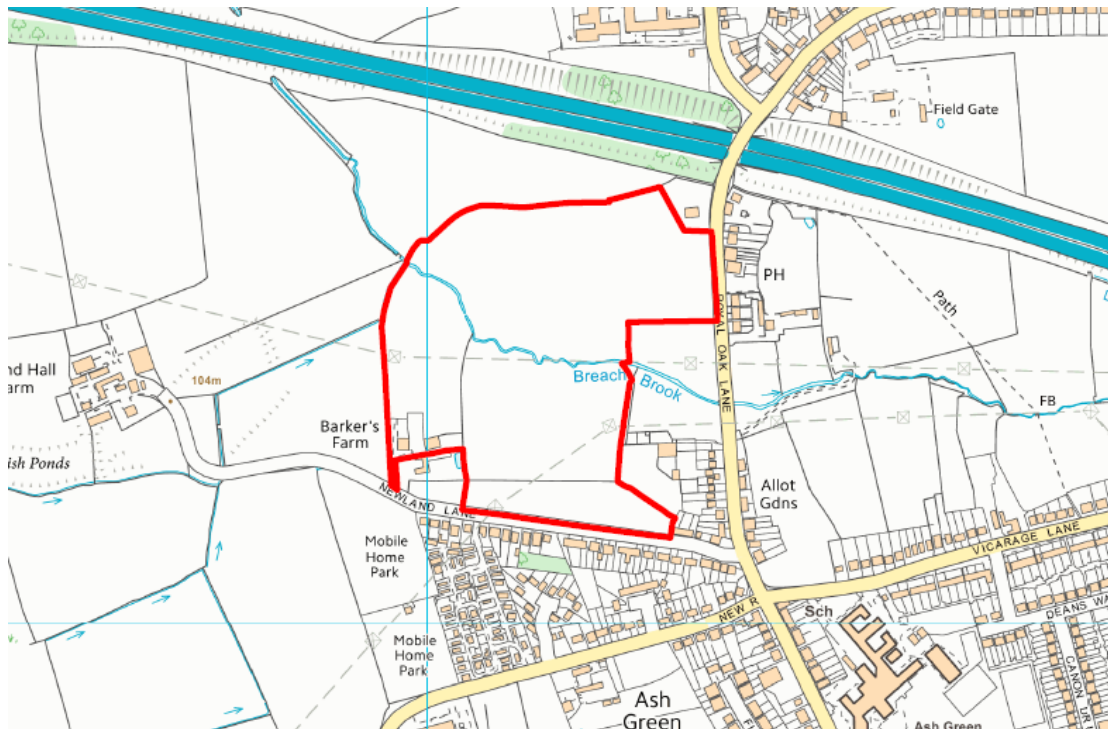


The Land at Whitestone Farm (south) site is located to the east of Nuneaton on the outskirts of Whitestone. 61.72 hectares. The current land use is agriculture and the surrounding uses are agriculture, residential, an army barracks and former hospital site. Power lines run across part of the site, but development could be brought forward around this. Ashby de la Zouch canal runs along the eastern part of the site. The majority of the eastern boundary is located within flood zones 2 and 3a. The site is within 500m of a bus route. The bus routes accessible are 7, 56, and 74. The time taken to access to the wider strategic road network from this location is not particularly good. This

area is not an established area for employment purposes and delivery may be an issue for sites in this location.

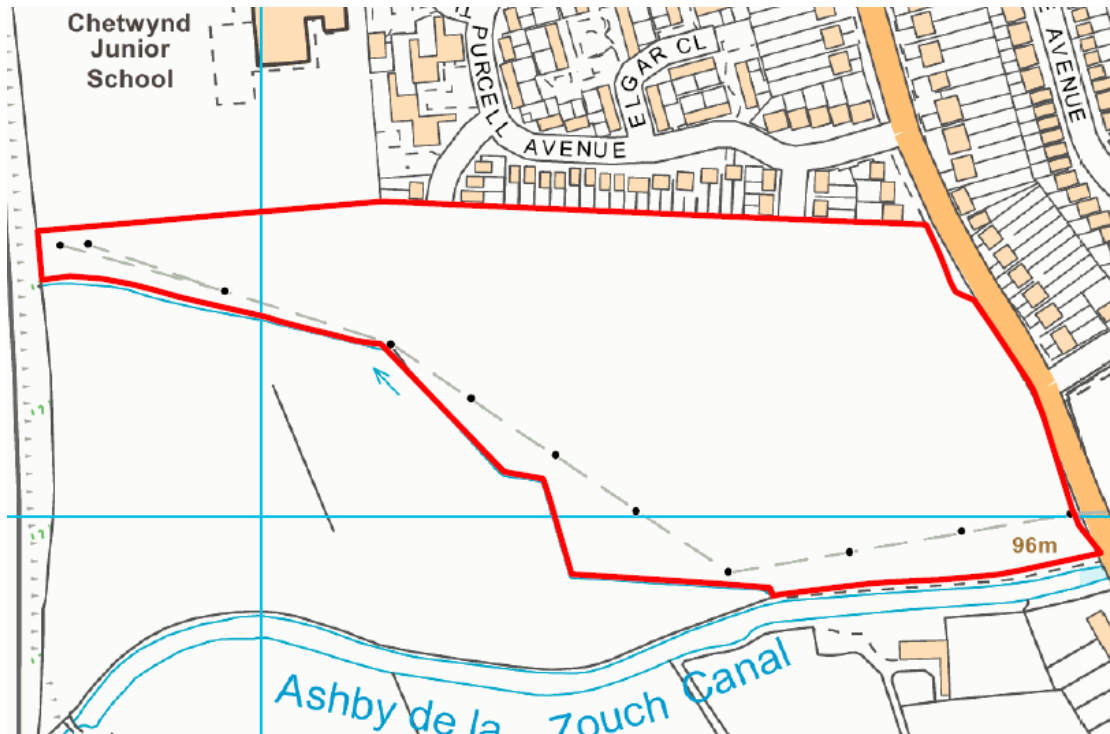
## ELR024 - Lane at Barkers Farm

**Figure 73 – Land at Barkers Farm**



The Land at Barkers Farm is located north of Ash Green and south of the M6. The site is 10.71 hectares. The current land use is agriculture. The surrounding land uses are agriculture and residential. Power lines cross the southern part of the site which could impact on the layout of the site. The site would have prominence to the M6, but is disconnected from any other employment sites and access roads would be an issue. The middle of the site has been identified as Flood zones 2 and 3a. This covers around half the site. Development could take place around the flood zones but this would reduce the potential development area. The site is within 500m of a bus route. Bedworth Royal Oak Stop Route 55 is adjacent to the site. Other routes which past the site are 56, 57 & 209. Viability of the site is questionable due to the constraints and a lack of potential development area.

Figure 74 – Land at Whitestone Farm (west)



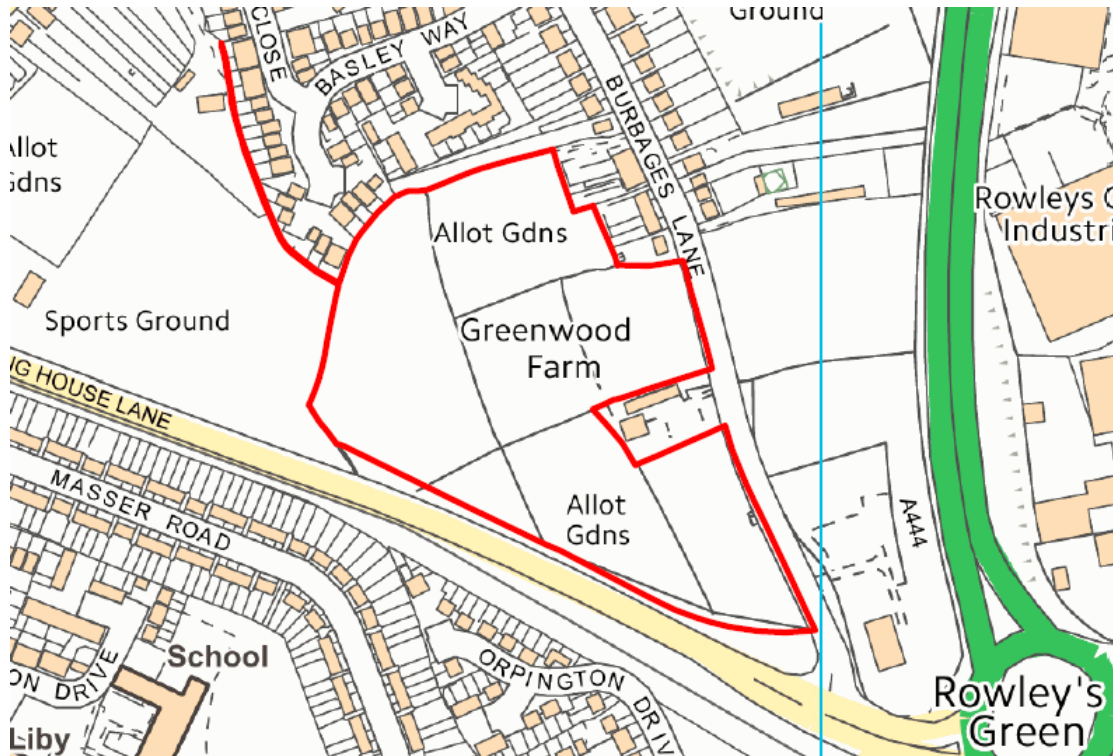
The land at Whitestone Farm (west) is located to the south east of Nuneaton in the Whitestone area. The site is 8.59 hectares. The current land use is agriculture. The surrounding uses are residential and agriculture. Not near any existing employment areas, but could become well connected to Bermuda along Gipsy Lane. The surroundings would be attractive due to the rural setting. The Marston Jabbett estate is nearby, but not close enough to be considered as connecting. There is no other employment activity in this area and the site wouldn't hold any real prominence. Notwithstanding this, development of the entire site would not be suitable as it would connect Whitestone with the ribbon development from Bulkington. The site is also obstructed by a railway line to the west and a school to the north and canal to the south, therefore, there is little scope for future expansion. An overhead power line crosses the south western part of the site. However, development could be brought forward around this. The site is within 500m of a bus route. The bus routes accessible are 7, 56, and 74. It is uncertain whether development of the land for employment uses would be viable, particularly in



terms of market attractiveness and how much of the land could actually be developed without joining Nuneaton to Bulkington.

ELR026 - Land at Burbages Lane

**Figure 75 – Land at Burbages Lane**

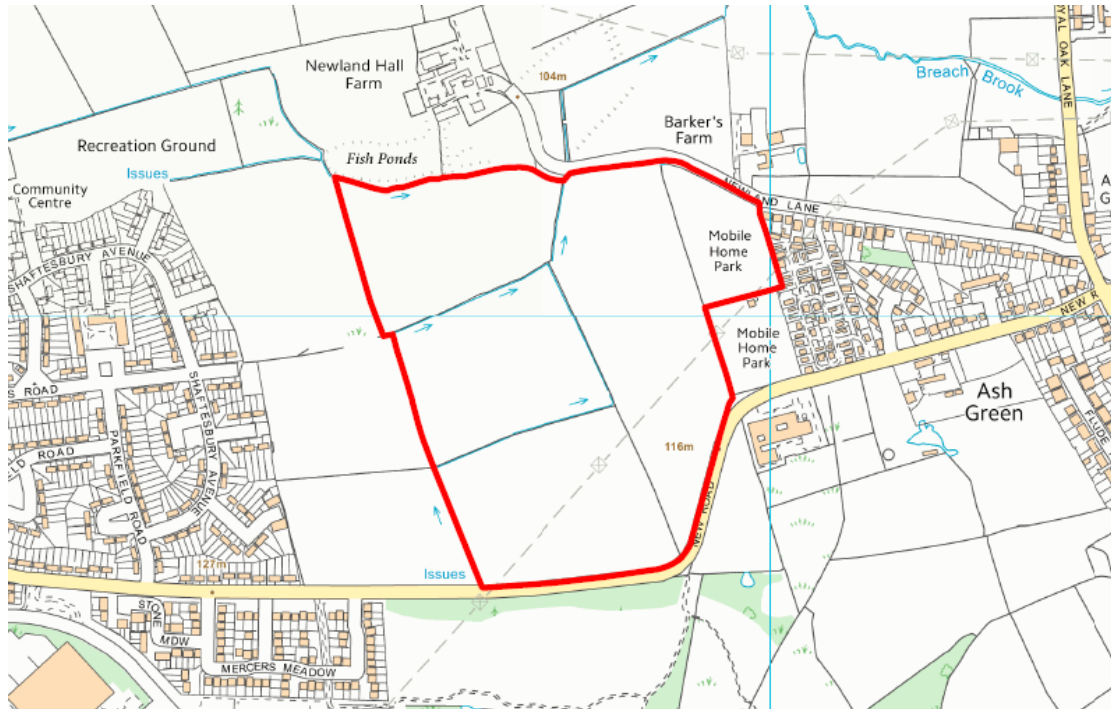


The land at Burbages lane is located south of Neal's Green and crosses over into the Coventry City Council boundary. The site is 2.2 hectares. The current land use is Green Belt - currently used as paddocks and allotments. The site is well positioned in terms of being partly in NBBC and partly in Coventry. The southern part of the site is likely to be more attractive due to its prominence and closer relation to the Ricoh arena. Part of the plot is obstructed by Greenwood Farm, as these buildings are not within the boundary line. If development were to be accepted here provision should be made for the creation of a substantial landscape buffer along the southern side to maintain and reinforce visual separation and identity. Burbages Lane is blocked halfway along for vehicular access, therefore access could be provided from the Nuneaton or Coventry side if a through road wasn't developed. The ideal

access would be off Winding House Lane, however, the boundary doesn't extend to this road.

ELR027 - Land at Barker's Farm, Newland Lane (north of new road)

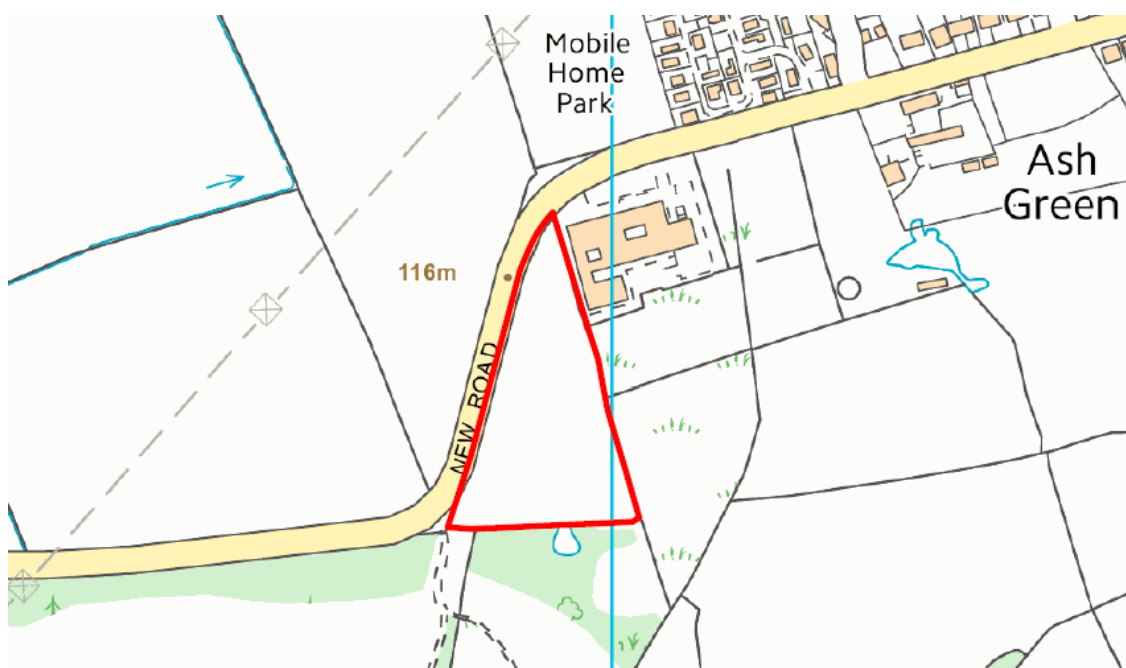
**Figure 76 – Land at Barker’s Farm, Newland Lane (north of new road)**



This site is a smaller version of ELR012, therefore the comments will be the same for this site. The is 18.17 hectares. The only difference being that the site boundary does not connect with Keresley.

ELR028 - Land at Barker's Farm, Newland Lane (east of new road)

**Figure 77 – Land at Barker’s Farm, Newland Lane (east of new road)**



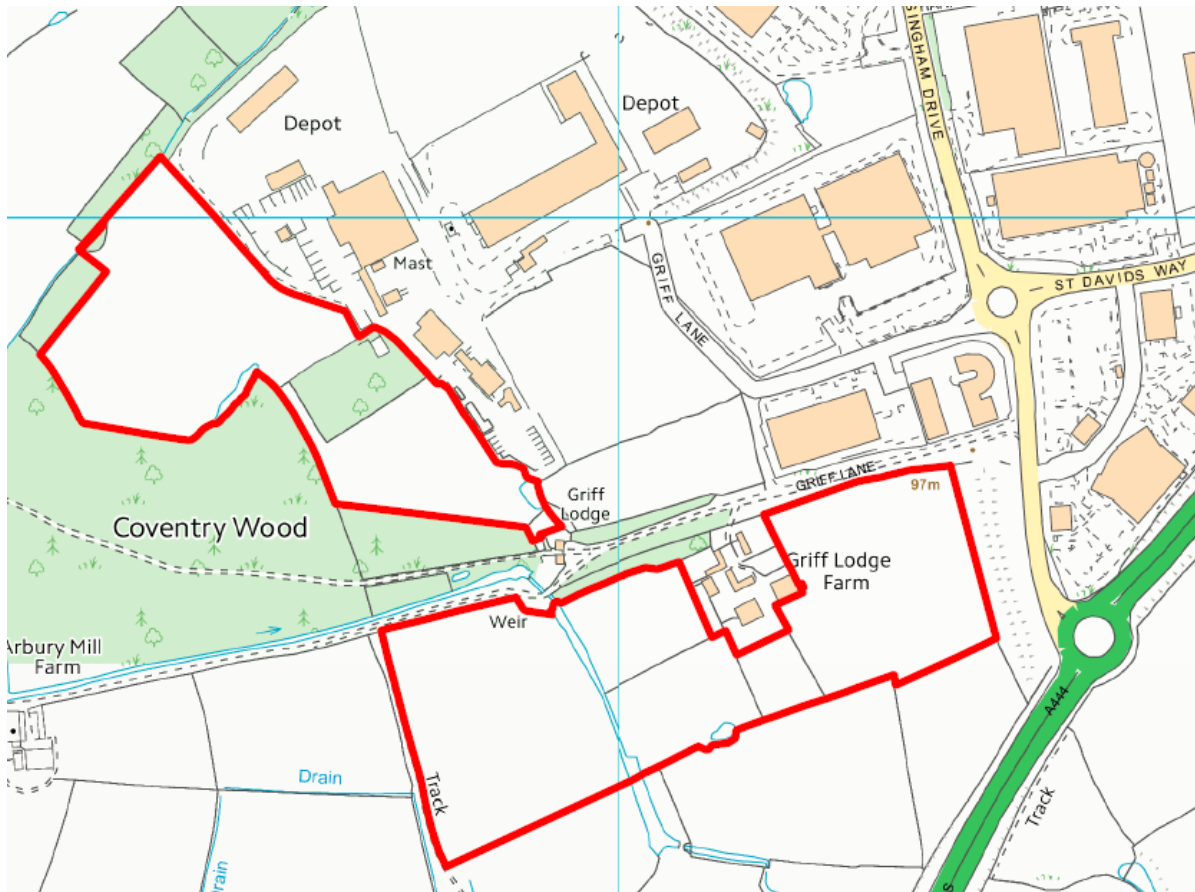
The land at Barker's Farm, Newland Lane is located Green Belt, currently agriculture the site is 1.09 hectares. The surrounding uses are agriculture, country park and residential. The size of the site on its own would only be attractive to smaller companies. The plot shape may be somewhat restrictive in terms of development due to the triangle shaped boundary. There are no immediate issues to overcome for the site to come forward but the overall attractiveness of the site is questionable on its own. The site is within 500m of a bus route. Ash Green Caravan Park Route 55. The site is also close to routes 56, 57 and 209. There is a cycle route within 10 minutes walk. On its own the site is unlikely to be viable due to the limited use of the size and shape of the site. The site is located near to Prologis Park, but not close enough to be considered an extension unless other sites were also brought forward for development.

*Preferred Options Sites*

ELR029 – ECO 1

**Figure 78 – ECO 1**

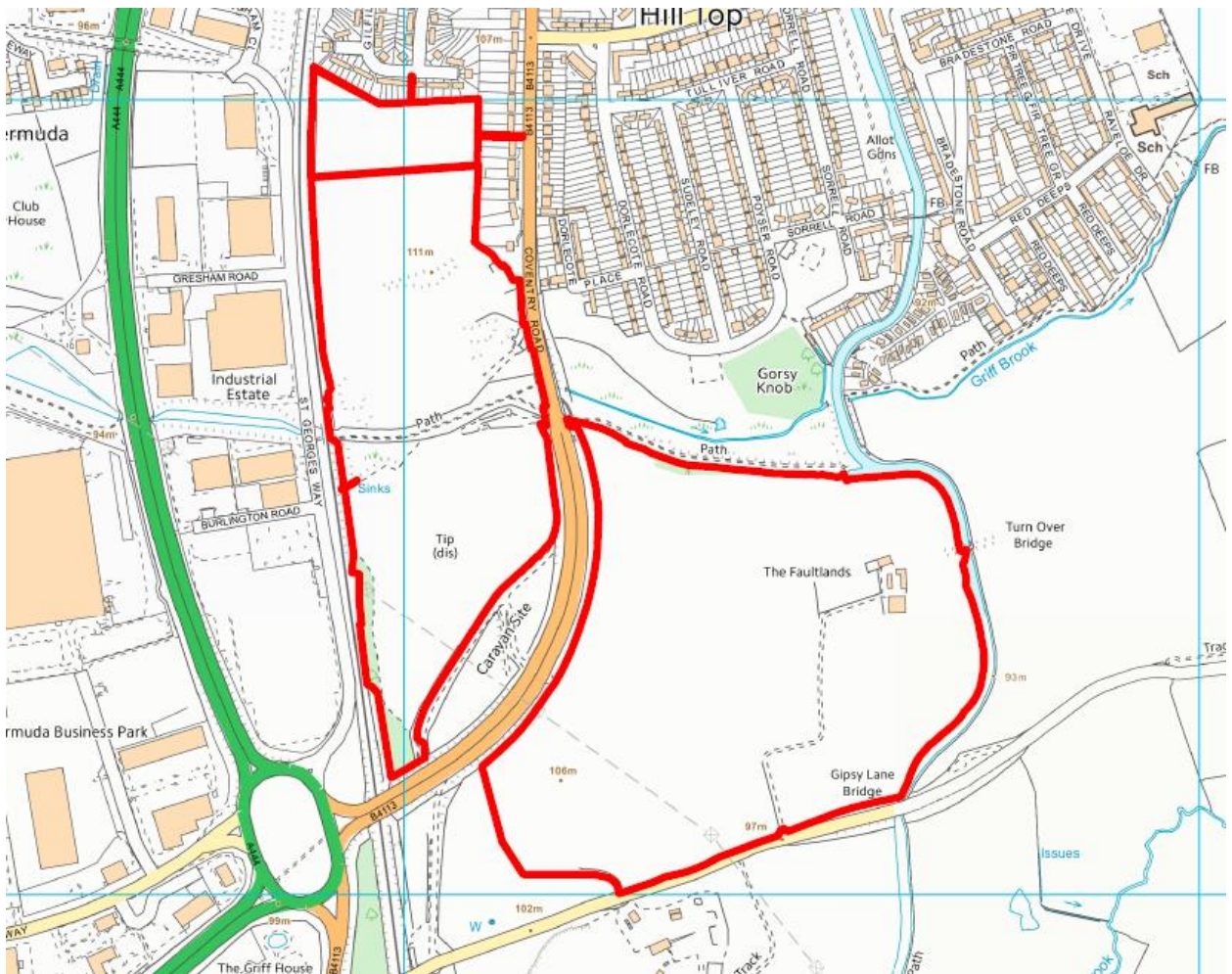




The ECO1 site is located to the south west of Nuneaton. The site is 15.96 hectares. The current land use is agriculture and vacant land. The surrounding uses are agriculture, employment and a historic park and gardens. The site would be attractive to national companies, although part of the site does miss some of the prominence of other sites on the existing Bermuda estate. The site is closely linked to heritage assets in the area, namely Arbury Hall historic park and gardens and listed buildings Griff Lodge Farmhouse and the Griff Lodges. These sites are considered to be highly sensitive in historic terms, particularly in relation to the potential impact on the southern driveway to Arbury Hall. The indicative transport route in the Preferred Options which would link these sites would also impact on the historic park and gardens and would make development here unsuitable in historic terms. It is questionable how much of the site could be developed for employment usage considering the historic constraints.

ELR030 - ECO2

**Figure 79 – ECO 2**

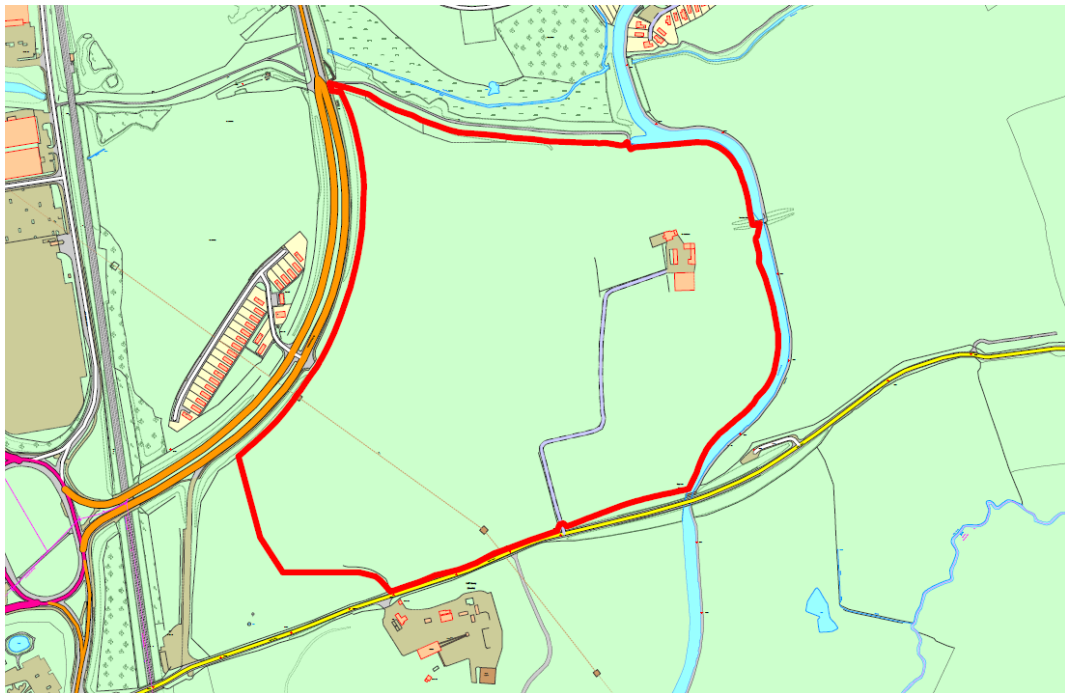


The ECO2 site is located to the south of Nuneaton. The site is 41.23 hectares. The current land use is agriculture and vacant land. The surrounding areas are employment, residential, agriculture, and a quarry. There are close links to the Bermuda industrial estate and close connections to A444. There is also a historic link to George Eliot on Faultlands Farm. Development within the strategic site could impact upon possible archaeological features. Overall, the strategic site is considered to be of medium – high sensitivity in terms of historical significance. It appears likely that as yet unrecorded archaeological features could exist within the northern quarter of the site that has not been quarried. The presence of such features would be unlikely to prevent future development. Further investigative works will be required in order to clarify this archaeological potential before any development takes place. The site is located next to Griff Hollow Local Wildlife Site and Griff Hill Quarry SSSI. There are also a number of potential wildlife sites around the site such as Coventry Canal, Griff Quarry and Griff No.4 Quarry. Highway improvements are likely to be needed for Gipsy Lane to be able to cope with additional

traffic. The site is located near to the area proposed for the Bermuda train station as part of the NUCKLE scheme. This will improve the public transport score and the sites overall attractiveness and sustainability. A HSE zone covers part of the northern site due to a use on the existing employment site at Bermuda. Development in the inner HSE zone would be restricted to workplaces with less than 100 people and less than 3 storeys. Workplaces with over 100 people and over 3 storeys would only be acceptable in the middle and outer zones. Development outside of these zones would not have any restrictions. Mitigation measures for the natural features and any highways improvements would need to be considered in the overall viability considerations.

ELR030a – ECO2a (East)

**Figure 80a – ECO2a (East)**



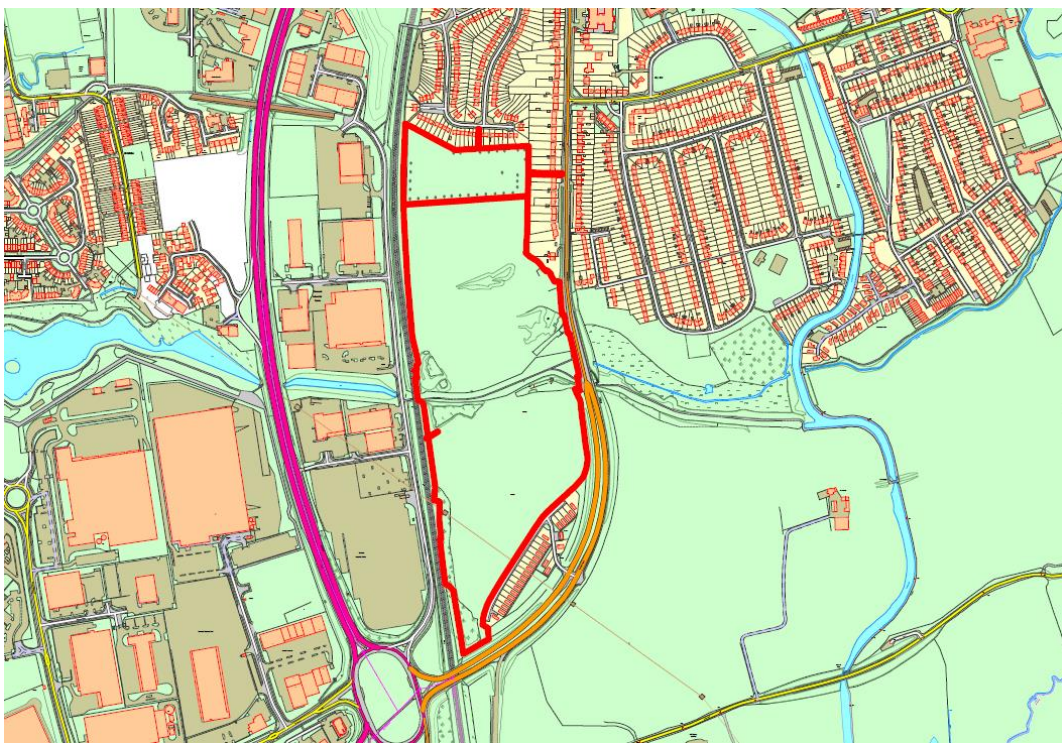
The ECO2a site is located to the south of Nuneaton. The site is 24.17 hectares. The current land use is agriculture and vacant land. The surrounding uses are agriculture and a quarry, there is also residential and employment within the local vicinity. The site offers close connections to the A444 as well as the existing Bermuda industrial estate. There is a historic link to George Eliot on the site at Faultlands Farm. Development within the

strategic site could impact upon possible archaeological features. Overall the strategic site is considered to be of medium – high sensitivity in terms of historical significance. It appears likely that as yet unrecorded archaeological features could exist within the northern quarter of the site that has not been quarried. Mitigation may comprise further recording and excavation (preservation by record) or preservation in-situ of significant sites if these are identified during the evaluation. The development would likely impact upon the Bronze Age Round Barrow, therefore, target evaluation on the Barrow site in particular is needed. Development may also impact upon the locations of Palaeolithic artefacts. However, the effect of any development on the site could be mitigated through sympathetic design, avoiding the barrow, or through further work if this proves impractical. Trial Trenching Evaluation will help to clarify the nature of the possible archaeological resources within the Strategic Site as a whole. The site is located next to Griff Hollow Local Wildlife Site and Griff Hill Quarry SSSI. There are also a number of potential wildlife sites around the site such as Coventry Canal, Griff Quarry and Griff No.4 Quarry. Highway improvements are likely to be needed for Gipsy Lane to be able to cope with additional traffic. The site is located near to the area proposed for the Bermuda train station as part of the NUCKLE scheme. This will improve the public transport opportunities for the site, improving the sites overall attractiveness and sustainability. Mitigation measures for the natural features and any highways improvements would need to be considered in the overall viability considerations.

ELR030b – ECO2b (West)

**Figure 80b – ECO2b (West)**

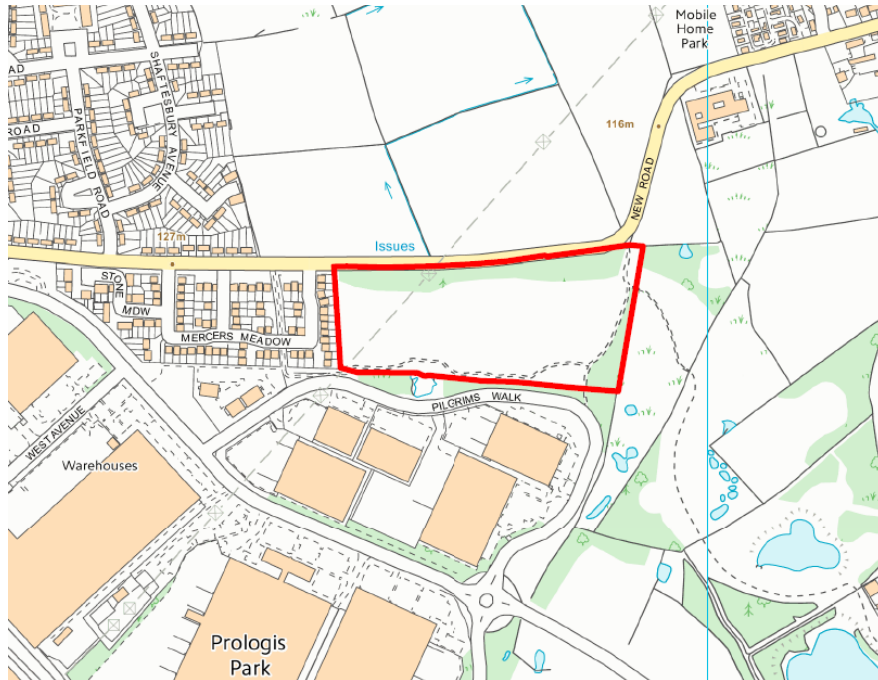




The ECO2b site is located to the south of Nuneaton. The site is made up of two parcels which are 15.03 and 2.03 hectares, totalling 17.06 hectares. The current land use is agriculture, vacant land and the former Red Deeps / Griff School. The surrounding uses are employment, residential, a railway line and a caravan site. There is agriculture and a quarry within the local vicinity. The site offers close connections to the A444 as well as the existing Bermuda industrial estate. Development within the Strategic Site could impact upon possible archaeological features. Overall the Strategic Site is considered to be of medium - high sensitivity. It appears likely that as yet unrecorded archaeological features could exist within the northern quarter of the site that has not been quarried. The presence of such features would be unlikely to prevent future development, however, further investigative works will be required in order to clarify this archaeological potential before any development takes place. Mitigation may comprise further recording and excavation (preservation by record) or preservation in-situ of significant sites if these are identified during the evaluation. The northern part of the western site would be likely to impact upon features associated with the Deserted Medieval Settlement which is located immediately to the north. Overall the Strategic Site is considered to be of high sensitivity. It is highly likely that features associated with the known medieval settlement located immediately to the north of the site may extend into the Strategic Site. While the presence of such features would not necessarily prohibit future development within the

Strategic Site, it is considered that further investigative work would be required in order to clarify this potential prior to any development taking place. Trenching Evaluation will help to clarify the nature of the possible archaeological resource within the Strategic Site. The site forms part of the potential Local Wildlife Site 'St George's Way East'. Therefore, there may be environmental constraints - potential loss of habitats and biodiversity. An ecological/habitat assessment is recommended to determine the extent of this. Highway improvements are likely to be needed for Gipsy Lane and Griff Island to be able to cope with additional traffic. The site is located near to the area proposed for the Bermuda train station as part of the NUCKLE scheme. This will improve the public transport opportunities for the site, improving the sites overall attractiveness and sustainability. Mitigation measures for the natural features and any highways improvements would need to be considered in the overall viability considerations. HSE zone covers part of the northern area due to a use on the existing employment site. Development in the inner zone would be restricted to workplaces with less than 100 people and less than 3 storeys. Workplaces with over 100 people and over 3 storeys would only be acceptable in the middle and outer zones. Development outside of these zones would not be restricted.

Figure 80 – ECO 3



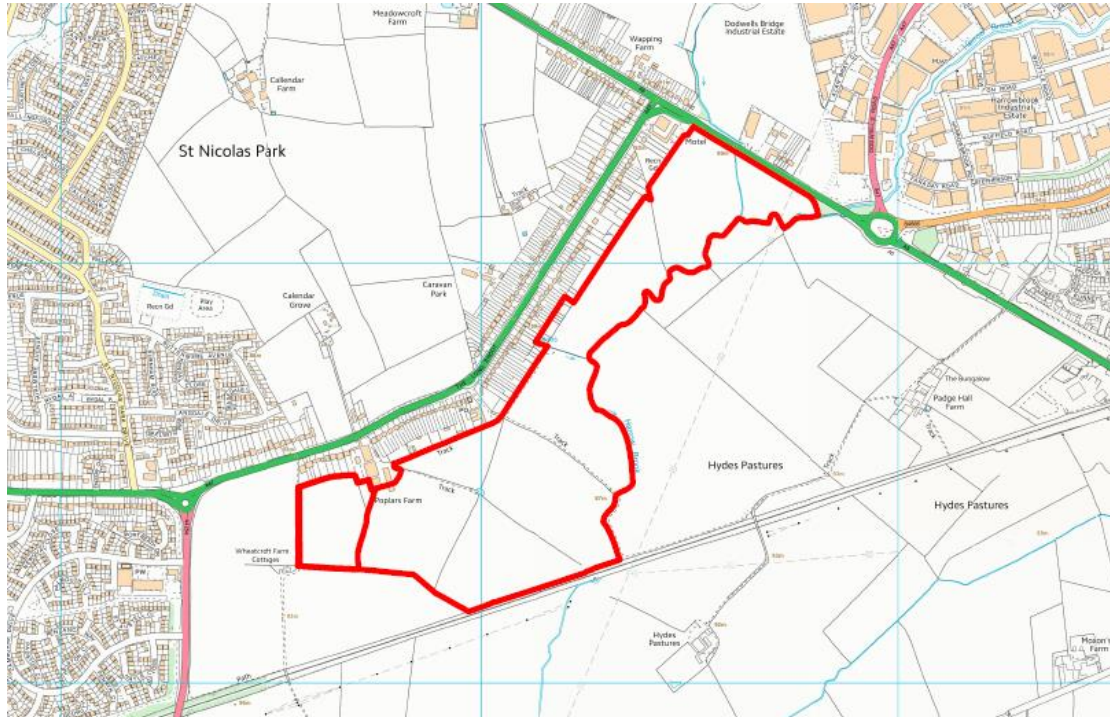
The ECO3 site is located to the east of Keresley. The site is 3.55 hectares. The current land use is vacant but it is used as a country park. There are no archaeological aspects which could inhibit development within the site. No key sensitivities have been identified and the site has been evaluated by an earlier archaeological investigation. Overall the strategic site is considered to be of low sensitivity in historic terms. Due to the location of the country park and the pond adjacent to the site there may be environmental constraints - potential loss of habitats, biodiversity and potentially important hedgerows. There are no immediate infrastructure concerns at this stage. The site is within 500m of a bus route with the nearest stops being Keresley Mercers Meadow and Keresley Terex Route 55. There are no concerns to suggest that the site is not viable.

*Combination Sites*



ELR032 - Land west of Poplars Farm & Land east of the Poplars Farm

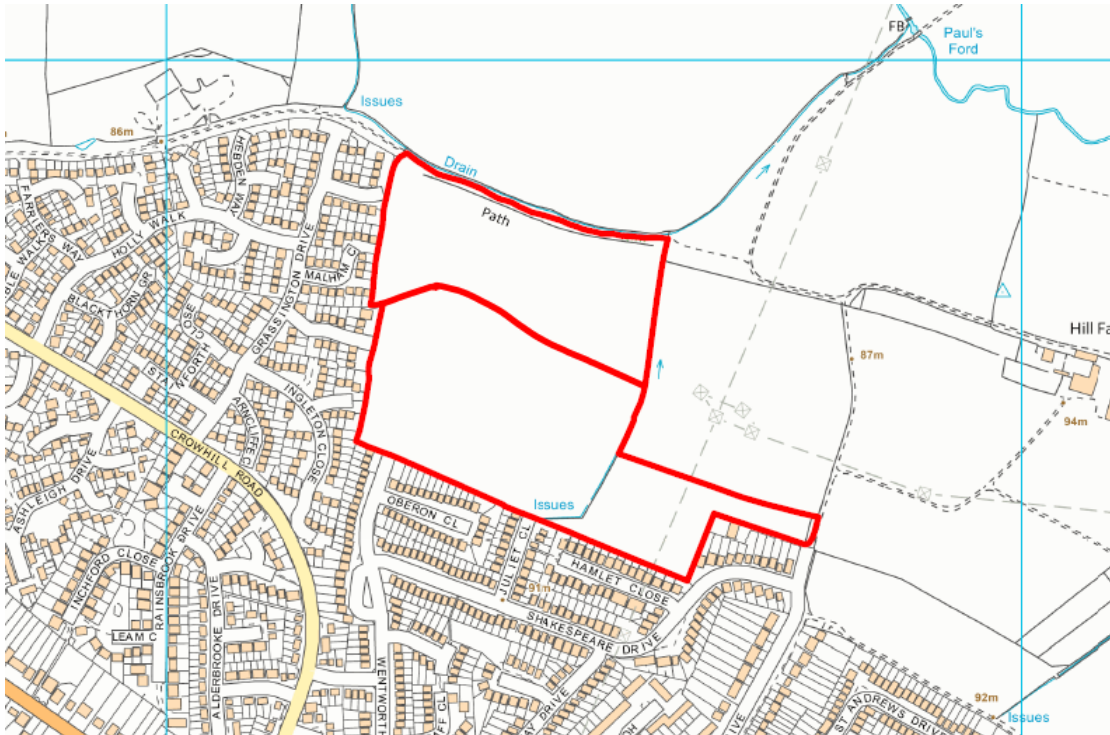
**Figure 81 – Land West of Poplars Farm & Land East of Poplars Farm**



This site is a combination of ELR006 and ELR007 which equates to 43.45 hectares. Although it provides a wider development area, it doesn't solve the fundamental issues with the site. The main issues for the site are the shape of the site, the flood risk, the existing residential development and the transport infrastructure that would be needed to bring the site forward.

ELR033 - Land to the rear of Crowhill, off Golf Drive, Nuneaton, South & Land at Crowhill, off Golf Drive, Nuneaton North

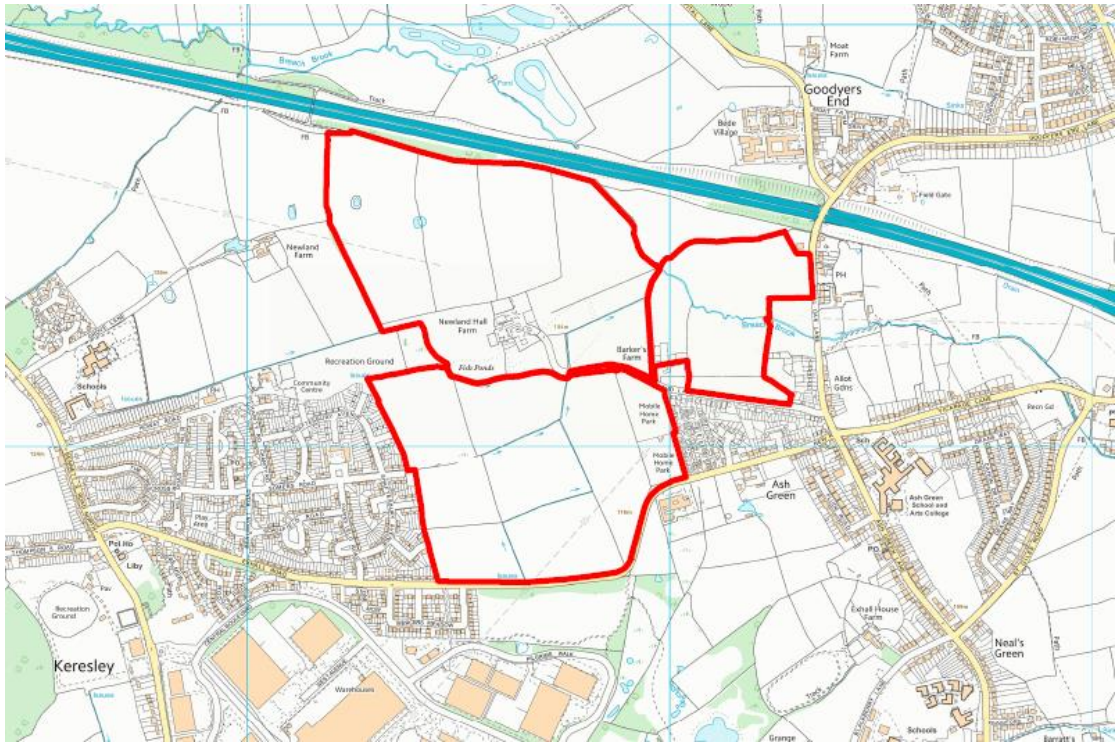
**Figure 82 – Land to the rear of Crowhill, off Golf Drive, Nuneaton, South & Land at Crowhill, off Golf Drive, Nuneaton North**



This site is a combination of ELR008 and ELR009 which equates to 12.67 hectares. Although it provides a wider development area it doesn't solve the fundamental issues to address with the site, namely the existing residential development and the transport infrastructure that would be needed to bring the site forward.

ELR034 – Newland Hall Farm, Newland Lane, Ash Green & Land north of New Road & Land at Barker's Farm, Newland Lane

**Figure 83 – Newland Hall Farm, Newland Lane, Ash Green & Land North of New Road & Land at Barker's Farm, Newland Lane**

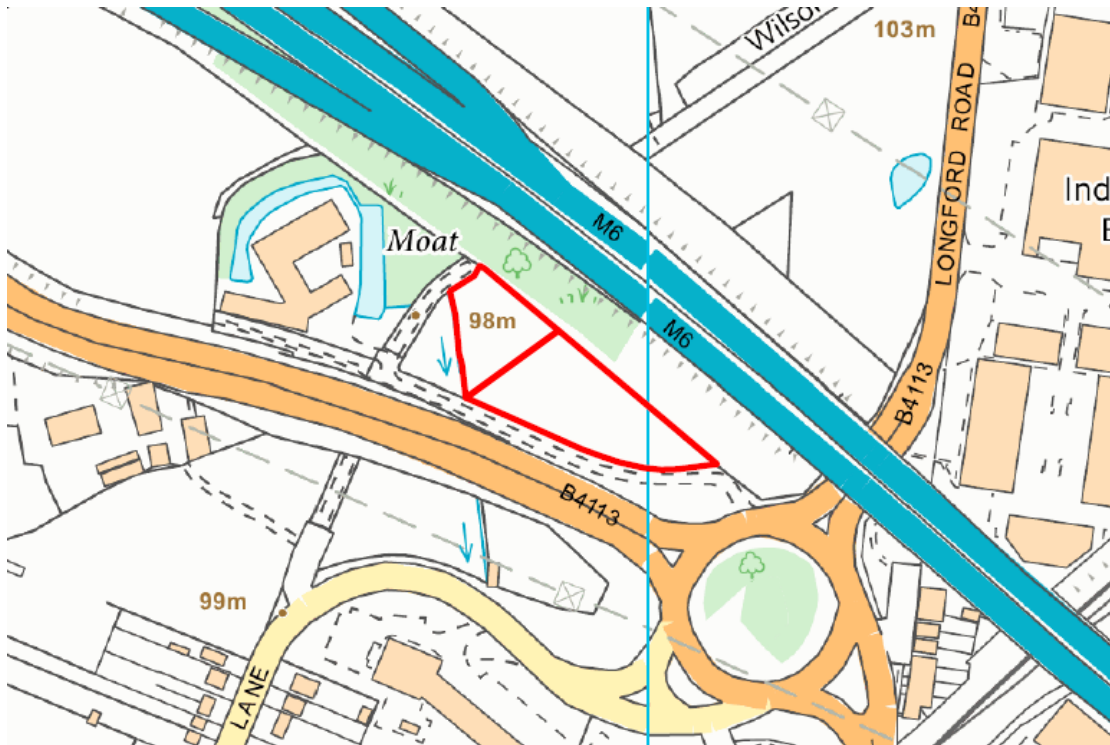


This site is a combination of ELR010, ELR012, ELR024 which equates to 72.22 hectares. A site this size would be close to meeting the target for employment land set out in the Preferred Options. However, it is unlikely that the entirety of this site would be brought forward within the plan period. The development of this site would join the settlements of Keresley and Ash Green and would drastically change the character of the area. In addition, significant infrastructure improvements would be needed to bring forward the site, particularly in relation to access and transport.

ELR035 - McDonnell Drive, Bedworth (east and west)

**Figure 84 – McDonnell Drive, Bedworth**

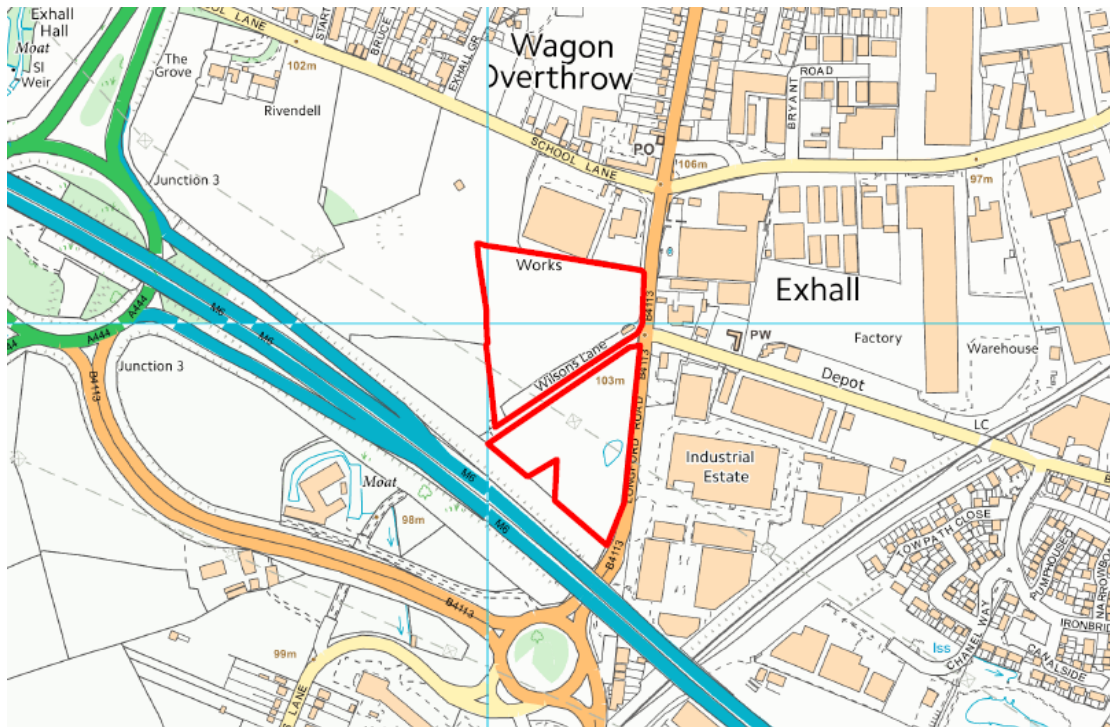




This site is a combination of ELR015 and ELR016 which equates to 0.84 hectares. This site is well located to the M6 Junction 3. However, there are a number of constraints which are likely to hold back the site in employment terms. Even when combined the overall size of the site is quite small and with a lack of expansion possibilities this restricts the type of companies that may be attracted to this site. Due to the isolated nature of the site road improvements are likely to be needed to bring this site forward. In addition, the location of the care home nearby may have restrictions on what type of employment could be located here.

ELR036 - North West junction of Coventry Road & Wilsons Lane, Exhall & South of Wilsons Lane, Exhall

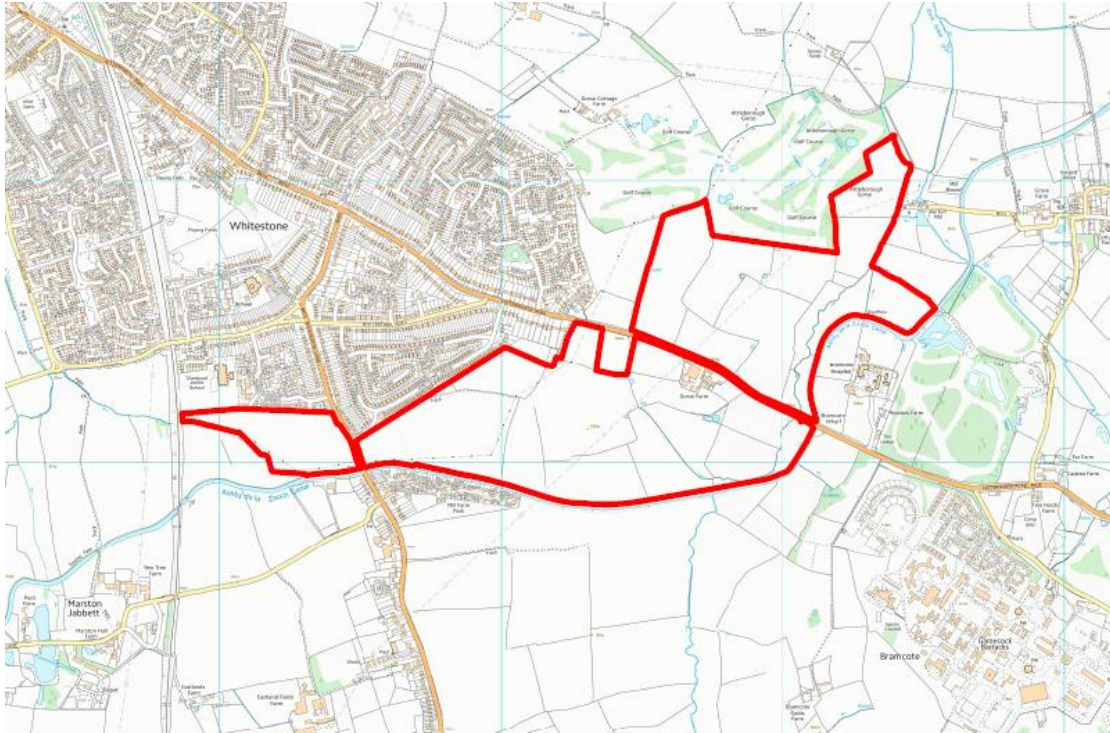
**Figure 85 – North West junction of Coventry Road & Wilsons Lane, Exhall & South of Wilsons Lane, Exhall**



This site is a combination of ELR020 and ELR021 which equates to 4.93 hectares. This site is well positioned with the M6 motorway and the existing employment sites such as Bayton Road and School Lane. Although there may be a few issues to address such as the power line which cross parts of the site and improving the highways adjacent to the sites. There are no immediate reasons why this site as a whole couldn't be brought forward within the plan period. Although as the sites are within different ownerships an agreement would be needed.

ELR037 - Land at Whitestone Farm, Bulkington Lane

**Figure 86 – Land at Whitestone, Bulkington Lane**

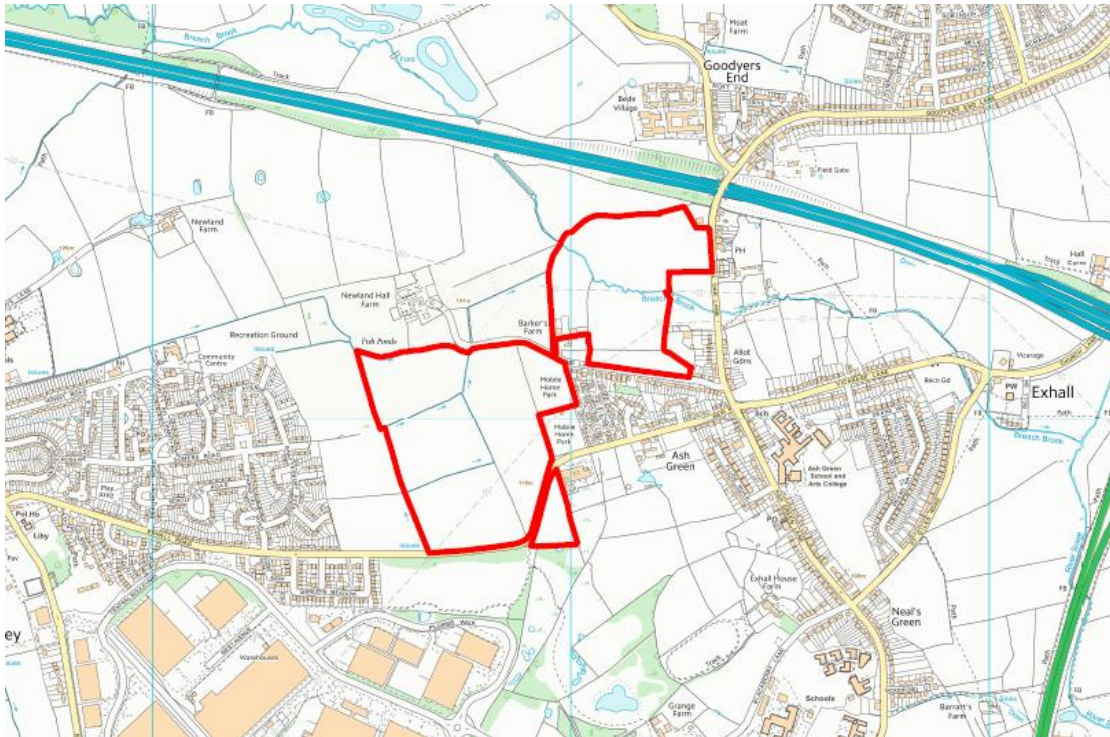


This site is a combination of ELR022, ELR023 and ELR025 which equates to 116.61 hectares. If this entire site was brought forward it would go beyond the amount required under her Preferred Options and would form a larger extension to the Whitestone area of Nuneaton. Development of the western areas would lead to the joining of Nuneaton with the ribbon development in Bulkington. Whereas the easterly site does not join with the existing urban area. Therefore the development which could be brought forward would be of an irregular shape and not after a defensible boundary for the Green Belt.

ELR038 - Land at Barker's Farm, Newland Lane

**Figure 87 – Land at Barker’s Farm, Newland Lane**

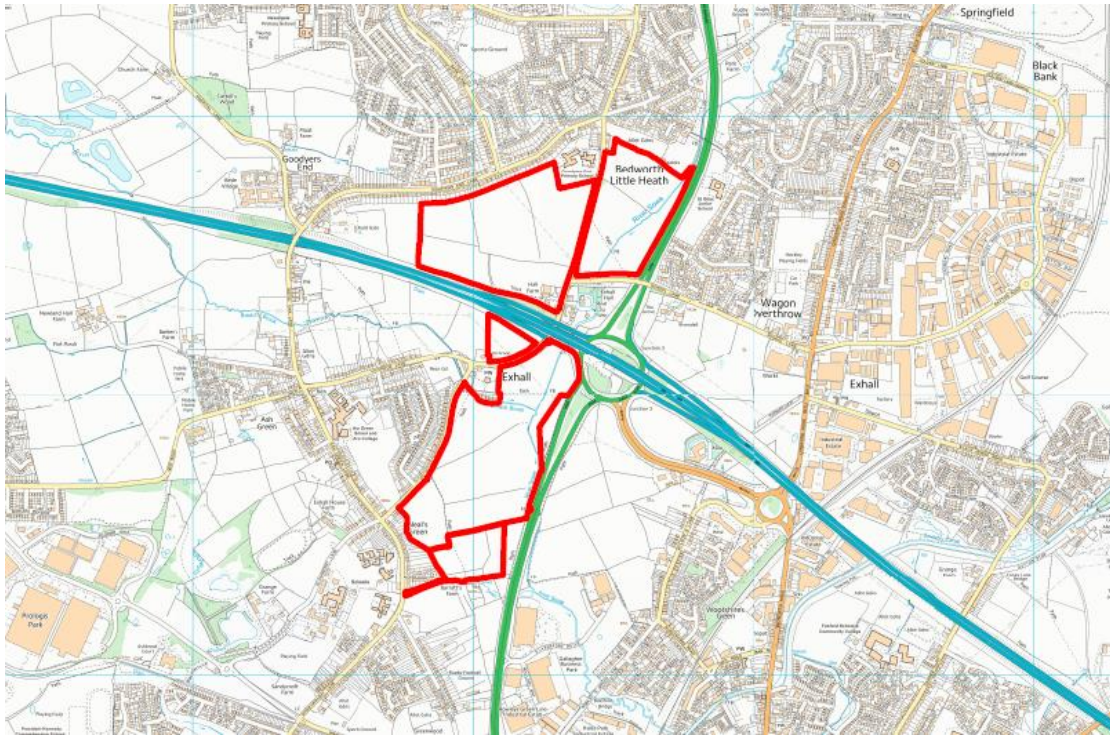




This site is a combination of ELR024, ELR027 and ELR028 which equates to 40.37 hectares. A development of this size would be out of character with settlements in the area and would make the Ash Green settlement considerably bigger. The shape of the development would not leave a defensible Green Belt boundary. It is unlikely that all of this site would come forward for employment purposes.

ELR039 - Land at Woodford Close & Land at Bowling Green Lane and St Giles Road, Exhall

**Figure 88 – Land at Woodford Close & Land at Bowling Green Lane and St Giles Road, Exhall**



This site is a combination of ELR017 and ELR018 which equates to 60.82 hectares. It is unlikely that all of this site would come forward for employment use. If the entire site was developed it would effectively merge the settlements of Bedworth and Ash Green. The comments for ELR017 would still be relevant for this site. The part of the site adjacent to the A444 and Ash Green could be brought forward however, it would need to be sympathetic to existing settlement in the area, with the possibility of developing along the A444 and leaving a green corridor between Ash Green and the employment site.

### **Stage 3.4 Recommend a portfolio of sites to meet needs**

#### **Employment Land Requirements:**

The Borough Plan Employment land requirements are generated through the NBFM. The purpose of this summary is to explain the process of determining the requirement.

#### *NBFM*

The NBFM was updated in 2014 to take account of data updates such as the census and BRES data. The model produces job number outputs which are

then translated into Employment Land requirements (explained in the scale of growth background paper). Depending upon the level of growth selected the NBFM generates the following employment land requirements 2011 – 2031.

- Baseline = 32.85ha
- 0.7 % (SHMA link) = 35.42 ha
- 1% = 43.91 ha
- 1.5% (PO growth rate) = 61.82ha

However the NBFM includes requirements which would be suitable for Town Centres i.e. office requirements. Utilising the updated Town Centre requirements study (2014) it considered suitable to extract 15, 000 sq.m of office floorspace from the requirements. However, [http://www.rtpi.org.uk/media/1151912/rtpi\\_planning\\_horizons\\_4\\_creating\\_economically\\_successful\\_places\\_november\\_2014.pdf](http://www.rtpi.org.uk/media/1151912/rtpi_planning_horizons_4_creating_economically_successful_places_november_2014.pdf) this sq.m is subtracted before the conversion to ha occurs because during the conversion to ha a value is put on the plot ratio<sup>20</sup>. Consequently, simply subtracting 15, 000sq.m from 61.82 ha (the 1.5% output) would provide a false requirement i.e. it would be too high because there is a need to extract plot ratio requirements.

When subtracting the 15, 000sq.m during the calculation process, the following employment land requirements are generated:

- Baseline = 28.23ha
- 0.7% (SHMA link) = 30.81ha
- 1% = 39.29ha
- 1.5% (PO growth rate) = 57.21ha

### *Red sites*

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<sup>20</sup> The process for subtracting the 15, 000 sq.m is done in the following order serviced office, general office and finally business park until the 15, 000 sq. m is met.

The ELR (2010) and ELR update (2014) assessed the existing employment sites. This assessment deemed that 20.34 ha of employment land would be suitable for alternative uses. Consequently during the Plan period it is anticipated that this hectareage should be added to the overall requirement.

### *Employment monitoring*

From 2011 – 2014 the following has been achieved:

- Employment Land completions = 3.58ha
- With planning permission but not completed = 17.25ha

This totals 20.83ha of employment land which should be extracted from the overall Borough Plan employment land requirement.

### *The Employment Land Requirements*

Forecasted requirement inclusive (with leakage stripped out) + 20.29 (Red sites) - completions/ commitments = overall employment land requirement needed to be found

- Baseline = 28.23ha + 20.34ha = **48.57ha** – 20.83ha = **27.74ha remaining**
- 0.7% = 30.81ha + 20.34ha = **51.15ha** - 20.83ha = **30.32ha remaining**
- 1% = 39.29ha + 20.34ha = **59.63ha** – 20.83ha = **38.08ha remaining**
- 1.5% = 57.21ha + 20.34ha = **77.55ha** – 20.83ha = **56.72ha remaining**

### Recommendations for future portfolio

The table below summaries the key findings from the assessment of proposed sites (full site appraisals are located in Appendix I). The sites are displayed from a 'total score' perspective, however, as the methodology section points out recommending sites on the basis of a score could be overly simplistic. For every site there are issues to address or consider, however, there is a need to identify a set of sites to meet the Borough requirements. The Borough Plan is strategic, consequently, it is recommended that only sites over 3 hectares be taken forward in the Plan. The Preferred Options sites vary in terms of their performance, with ECO 2 and 3 still scoring well, however ECO 1 scores poorly. Based on this assessment it is recommended that ECO 1 is not taken forward within the Borough Plan. It is recommended that ECO 3 remain part of the portfolio of future sites. ECO 2 scores well however there are some site constraints, particularly regarding the HSE limitations and landscape scoring. This is likely to limit the amount/ type of employment land that can be accommodated on the site. However, during the commercial engagement this site was well received, therefore, it is suggested that this remain part of the sites to be progressed in the Borough Plan. However, it is recommended that additional work be undertaken to understand the risks associated with the site and how this may reduce the overall site capacity. It is considered that the site size may need to be reduced and the plot ratio assumptions used in this report may not be sufficient for ECO 2. With the exception of the 1.5% growth scenario the allocation of these two sites would exceed the Borough's requirements, even with the potential for ECO 2 to be reduced in capacity. Alternative/ additional options would be the allocation of:

- Phoenix Way off A444
- North West Junction of Coventry Road/ Wilsons Lane combined with South of Wilsons Lane
- Land north of New Road
- Land at Barker's Farm, Newland Lane
- Land west of Bowling Green Lane
- Land east of Bowling Green Lane
- Land east of St Giles Road

These sites represent sound options for the Borough in meeting future employment requirements, although some do present issues regarding the coalescence of settlements. The allocation of ECO 2 and 3 will represent allocations in two different part of the Borough, however 'Phoenix Way off A444' also offers very good economic potential without the concerns of coalescence of settlements. If there are aspirations to go beyond the forecast requirements to build in flexibility, or in excess of the Borough Plan requirements it is recommended that this site be taken forward. In addition is it recommended that this land should be safeguarded to meet future needs should there be issues with ECO 2.

Site Name	Site Area (ha)	Total Score
ECO3	3.55	37
Land north of Winding House Lane	1.38	37
Phoenix Way off A444	22.62	35
North west Junction of Coventry Road / Wilsons Lane	2.63	35
South of Wilsons Lane	2.3	35
ECO2	41.23	35
ECO2a EAST	24.17	35



Site Name	Site Area (ha)	Total Score
Land north of New Road	28.58	35
Land at Barker's Farm, Newland Lane	18.17	35
Land west of Bowling Green Lane	20.86	35
Land east of Bowling Green Lane	11.69	35
Land east of St Giles Road	23.01	35
North West junction of Coventry Road & Wilsons Lane, Exhall & South of Wilsons Lane, Exhall	4.93	35
Land east of Woodford Close	3.99	34
ECO2b WEST	17.06	34
Court Farm	24.5	33
West of Poplars Farm	3.32	33
East of Poplars Farm	40.13	33
McDonnell Drive site 2	0.6	33
Bowling Green Lane/St Giles Road	56.83	33
Land at Burbages Lane	2.2	33
Land west of Poplars Farm & Land east of the Poplars Farm	43.45	33
Newland Hall Farm, Newland Lane, Ash Green & Land north of New Road & Land at Barker's Farm, Newland Lane	72.22	33
McDonnell Drive, Bedworth (east and west)	0.84	33
Land at Woodford Close & Land at Bowling Green Lane and St Giles Road, Exhall	60.82	33
Land North of St Giles Road	1.70	32
McDonnell Drive site 1	0.24	32
Judkins Quarry	5	31
Hazell Way / Bermuda Road	5.79	31
Land at Crowhill, Off Golf Drive, rear of Wentworth Drive (South)	7.91	31



Site Name	Site Area (ha)	Total Score
Land at Crowhill, Off Golf Drive, rear of Wentworth Drive (North)	4.76	31
Lane at Whitestone Farm, Bulkington Lane	8.59	31
Land at Barker's Farm, Newland Lane	1.09	31
Land to the rear of Crowhill, off Golf Drive, Nuneaton, South & Land at Crowhill, off Golf Drive, Nuneaton North	12.67	31
Land at Barker's Farm, Newland Lane	10.7	30
Land at Barker's Farm, Newland Lane (combination sites)	40.37	30
Wood Barn Farm	4.33	29
Land at Whitestone Farm, Bulkington Lane	61.72	29
Land East of Coventry Welsh Rugby Club	0.32	28
Parrots Grove	2.55	27
ECO1	15.96	27
Land at Whitestone Farm, Bulkington Lane	46.3	26
Newland Hall Farm, Newland Lane, Ash Green	32.94	26
Land at Whitestone Farm, Bulkington Lane (all sites)	116.61	26
The Croft, Park Lane	0.26	25

## Section 8 - Conclusion

This section concludes the ELR update. The report has identified a series of recommendations which are set out below:

- The need to ensure the Borough adequately accommodates the aspirations for manufacturing and distribution needs to be measured against the risk of path dependency. Therefore any policy development needs to flexibly take forward these aspirations without completely restricting growth in B8.
- In taking forward the strategic sites the Council will need to engage with the LEP and other strategic bodies. This will help to deliver the wider aspirations of the LEP area and potentially help secure the right investment in the strategic employment sites.
- Development of an Economic Development Strategy is required to ensure aspirations are achieved such as improving the existing employment estates, attracting new businesses etc.
- Further work associated with out commuting is required
- Monitor the effects of churn to analyse whether this has properly been factored into the overall growth assumptions for the area.
- This assessment, including a review of land requirements should be updated within the next 5 years.
- Work with developers and landowners to develop a trajectory of employment land development. This could help with the phasing of strategic employment sites.
- Sites listed in Table 22 should be protected through the Borough Plan and sites in Table 23 should be removed from the employment portfolio.
- The following sites should be taken forward in the Borough Plan:
  - ECO 2
  - ECO 3
  - Phoenix Way off A444 (depending upon agreed level of growth, however as a minimum this land should be safeguarded)

- Work should be undertaken with site owners to bring forward the sites with existing planning permissions that have made little progress i.e. stalled sites.
- All the site being progressed should be assessed further in terms of:
  - Risk assessments
  - Viability appraisal
- Suggested that the following could be monitored:
  - employment land and premises (current stock) database;
  - employment permissions granted, by type;
  - employment permissions developed by type, matched to allocated sites;
  - employment permissions for development of sites where change of use is involved;
  - progress with delivery of development on allocated and sites with planning permission;
  - planning applications that have been submitted or approved on sites and broad locations identified by the assessment;
  - progress that has been made in removing constraints on development and whether a site is now considered to be deliverable or developable;
  - unforeseen constraints that have emerged which now mean a site is no longer deliverable or developable, and how these could be addressed;
  - Whether the windfall allowance (where justified) is coming forward as expected, or may need to be adjusted.