



JUNE 2023

Review of Nuneaton & Bedworth Employment Land Portfolio

Final Report

Iceni Projects Limited on behalf of
Nuneaton & Bedworth BC

June 2023

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ON BEHALF OF NUNEATON
& BEDWORTH BC

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Review of Nuneaton & Bedworth
Employment Land Portfolio
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1. INTRODUCTION

- 1.1 Nuneaton and Bedworth Borough Council has commissioned Icen Projects Limited to review the employment land portfolio in the Borough to feed into the Borough Plan Review.
- 1.2 The Council's existing Borough Plan was adopted in June 2019. It allocates sites for employment development and sets out policies regarding existing employment sites in the Borough. The Council is now in the process of reviewing the Plan, and is preparing a Borough Plan Review which – when adopted – will replace the existing Borough Plan. To inform this it needs to have an up-to-date evidence base which addresses the need for employment development, the land available to meet these needs, but also considers the quality and appropriateness of existing employment sites within the Borough. This report responds to these objectives.
- 1.3 The need for employment land has been considered in previous reports prepared by Icen at both a sub-regional and borough-specific level. These are:
- Nuneaton and Bedworth Draft Housing & Economic Development Needs Assessment (HEDNA), May 2022, which took into account emerging work on the sub-regional HEDNA study below, setting out interim outputs to inform and support the Local Plan Review Preferred Options Consultation;
 - Coventry & Warwickshire Housing & Economic Development Needs Assessment ('the Sub-Regional HEDNA'), dated November 2022, which provided an assessment of development needs including for employment land across the sub-region; and
 - Towards a Housing Requirement for Nuneaton and Bedworth ('TAHR'), dated November 2022, which was published (and is intended to be read) alongside the sub-regional HEDNA to provide more specific consideration of both housing and employment needs in the Borough, taking account of local considerations, with a view to informing the level of provision of each within the Borough Plan Review.

Findings on Employment Land Needs

- 1.4 The Sub-Regional HEDNA identifies a need for 47.7 ha of employment land to 2041 in Nuneaton and Bedworth. In addition it identified a need for 606 ha of strategic B8 warehousing across the sub-region to 2041.
- 1.5 The need identified was lower than the NBBC specific figures set out in the draft Borough HEDNA prepared in Spring 2022, which identified a need for 82.5 ha of employment land in the Borough covering the specific Local Plan period to 2039.

1.6 As the TAHR Report set out, the Borough-specific report should be preferred as it was:

- Able to take account of more up-to-date data on employment land completions in drawing conclusions on industrial and warehousing demand. This is appropriate given the evidence of supply-side constraints in the earlier part of the period as reflected in the Borough's previous employment land evidence and identified in the draft NBBC HEDNA at Para 9.40 which included constraints on land availability and power capacity;
- In addition to the local needs identified in the sub-regional HEDNA (c. 48 ha to 2041), the Borough will need to contribute to meeting strategic B8 warehousing and distribution needs. The 80.5 ha calculation in the NBBC draft HEDNA included provision for strategic B8 in line with past development trends in the Borough, albeit that it did not segment this out from the analysis.
- The 80.5 ha need could appropriately be treated therefore as an assessment of the Borough's employment land need together with a contribution to meeting sub-regional strategic B8 warehousing and distribution needs.

1.7 The TAHR report concluded (Para 6.4) that this figure of 80.5 ha was therefore an appropriate minimum level of provision to plan for in the Borough Plan Review; but that it may be appropriate to plan above this level to provide supply-side flexibility and/or to provide a higher contribution to the strategic B8 warehousing/ distribution needs which exist at a sub-regional level.

1.8 Icení would note that subsequent to the original publication of the HEDNA, Icení has reviewed the figures for strategic B8 needs at a sub-regional level. The revised need is for a base need of 436 ha to 2041, which with the inclusion of a 5 year margin equates to provision of 551 ha (rather than 606 ha).

Purpose of this Report

1.9 To consider the appropriate level of employment land provision to make in the Borough Plan Review, it is necessary to drill further into the supply position in the Borough, including issues around current vacant/available land and premises in the Borough; and any replacement provision which might be incorporated to take account of expected losses of employment floorspace to other uses. The availability of suitable land for strategic B8 development is also material to the ultimate conclusions on employment land provision in the Borough Plan Review.

1.10 Specifically to finalise conclusions on employment land need, there is a need to supplement the existing analysis in addressing:

- qualitative issues regarding the portfolio of employment land within different areas, including the Borough including gaps in the commercial offer by size/ quality;

-
- the extent to which existing employment sites are ‘fit for purpose’ in meeting modern business needs, are in need of investment;
 - the potential contribution which existing employment sites could make to meeting the identified needs, including the potential for use of vacant land/floorspace within them or intensification of them
 - the extent to which employment land/floorspace might be lost, and what associated provision may need to be made for replacement to facilitate business relocations and retention in the Borough.

1.11 This report specifically addresses these issues. It is informed by site assessments of employment sites in the Borough undertaken by Iceni staff in Spring 2023; engagement with local commercial agents and developers bringing forward key extant allocations; and review of the pattern of supply and losses, as per the PPG. Its findings will inform the drafting of policies within the Borough Plan Review.

2. CONTEXT TO EMPLOYMENT LAND PROVISION

2.1 This section of the report sets out the context to the review of existing employment sites and extant allocations in setting out existing planning policies; and commercial property market dynamics.

Borough Plan 2011-31

2.2 The Borough Plan 2011-31 was submitted for Examination in June 2017 and adopted in June 2019. Employment policies were set out in Section 9 therein and were based on evidence including employment land evidence prepared in 2010, 2014 and 2016 (as set out in Para 9.5 in the Plan).

2.3 Section 4 of the Plan set out a number of objectives which are relevant to employment land provision:

- **Objective 1:** to use economically driven growth in a way that will help regenerate the borough and raise its profile as a more attractive place to live, but particularly to work and invest in;
- **Objective 2:** to seek employment opportunities that will support the diversification of the borough's economy and improve job opportunities for residents. In particular:
- Maintain and improve existing employment sites. Key sites include:
 - Attleborough Fields
 - Bayton Road
 - Bermuda
 - Prologis Park
- Provide additional employment land that is attractive to investors in the following locations:
 - Faultlands, Gipsy Lane
 - Wilson's Lane
 - Prologis Extension
 - Coventry Road
 - Longford Road
 - Bowling Green Lane
- To enable growth in a range of sectors, particularly focusing on business services, construction, distribution and retail, health, transport and communications, engineering.

- Encourage offices and other high value employment generators in Nuneaton and Bedworth town centres
- Improve accessibility via public transport to job opportunities in the borough and in nearby towns such as Coventry, Hinckley, Leicester and Atherstone.
- **Objective 7:** Ensure that new development enhances and improves the natural environment, which includes biodiversity, geodiversity and landscape. This will have secondary benefits of improving the quality and appearance of the existing urban area. In particular, derelict, contaminated and untidy sites are brought back into beneficial use.

2.4 The following policies aim to achieve objectives 1, 2 and 7 in the Borough Plan and are key policies relating to employment land provision.

Policy E1 – Nature of Employment Growth

Applications for economic uses, focusing particularly on use classes B1(b), B2 and B8, on the strategic employment sites and the portfolio of existing employment sites will be approved subject to them satisfactorily meeting the policies in the plan. Applications which can demonstrate the following will be considered favourably:

1. Inward investment development, providing high quality and high density employment opportunities.
2. Employment sectors in line with those prioritised in the Economic Development Strategy, which include:
 - a. Advanced manufacturing
 - b. Professional services
 - c. Research and development
3. The generation of permanent jobs that will help diversify the local economy.
4. Employment and training schemes to maximise local employment opportunities and help address skill deficits in the local population.

B1(a) office proposals in the first instance should be directed to Nuneaton and Bedworth town centres. Ancillary B1(a) office proposals outside of these town centres, but within an employment site will be approved.

Where applications for non B use class proposals are put forward the following should be addressed:

1. Level of economic development being generated (economic development uses cover a wide spectrum of areas, but excludes housing). It should be noted that in the first instance main town centre uses should be directed to the town centres in line with 'Policy TC3 – Hierarchy of centres'.

2. Impact on neighbouring uses.

Applications which include proposals for education establishments that provide training opportunities to assist in up-skilling will be approved.

Proposals that promote appropriately located tourism activities to attract and sustain visitor numbers will be supported.

Policy E2 – Existing Employment Estates

The redevelopment, and/or expansion of existing employment sites listed in Table 11 (as shown on the policies map) for B use class employment purposes will be approved. This table will be subject to review annually to take account of monitoring, which will be reported in the Authority Monitoring Report.

Where existing sites become vacant or are unlikely to serve a role for employment, the council will work in partnership to secure an appropriate alternative re-use. The partnership working will be driven by the council's Economic Development Strategy.

The sites listed in Table 12 and shown in Appendix E (as well as on the policies map) will not be protected from non-economic development type proposals. These sites are considered acceptable for alternative uses during the plan period. The council's Economic Development Strategy will assist in the determination of alternative uses. Proposals on employment sites for non-employment uses must demonstrate how they meet the following tests:

A. Is the site allocated for employment land?

B. Is there an adequate supply of allocated employment sites of sufficient quality in the locality (the relevant settlement within the borough) to cater for a range of business requirements?

C. Is the site capable of being serviced by a catchment population of sufficient size?

D. Is there evidence of active marketing?

E. Could employment redevelopment be brought forward, taking account of site characteristics (including physical factors, accessibility and neighbouring uses) and would redevelopment be viable? If employment redevelopment is not viable, could mixed use redevelopment be brought forward?

F. If firms are likely to be displaced through redevelopment, is there a supply of alternative suitable accommodation in the locality to help support local businesses and jobs? Would this promote or hinder sustainable communities and travel patterns?

2.5 Policy E2 responded to evidence in the 2010 and 2014 Employment Land Reviews which identified sites which should be protected for employment use (totalling 291 ha as set out in Table 10 in the

Plan); and 15 sites, totalling 21.4 ha, which it considered would be suitable for alternative uses. A number of these latter sites have since been redeveloped, whilst for others, this Study reviews whether this policy approach remains appropriate.

2.6 In addition to these policies relating to existing employment sites, the Plan set out the overall quantum of employment development expected in **Policy DS4 – Overall Development Needs** which was for at least 107.8 ha of employment land over the 2011-31 plan period. This was made up of:

- A Borough need for 87.4 ha of employment land, based on the 2016 Employment Land Study prepared by GL Hearn. This included 21 ha that was added to take account of land being removed from the existing employment land portfolio (as shown in Table 11 in the Plan);
- Provision of 26 ha of employment land as a contribution to meeting the employment land shortfall in Coventry, as agreed through the July 2016 Employment Land Memorandum of Understanding (ELMOU).

2.7 Having regard to existing and pipeline supply, the Plan then made a number of employment land allocations. These were set out in Policy DS6 – Employment Allocations, and are summarised in the table below.

Table 2.1 2019 Borough Plan Employment Allocations

Ref	Site Name	Ha
EMP1	Faultlands	26
EMP2	Wilsons Lane	18
EMP3	Prologis Extension	5.3
EMP4	Coventry Road	9
EMP6	Longford Road	2
EMP7	Bowling Green Lane	26

2.8 The Plan then set out specific policies for each of the strategic allocations. Subsequent to the Borough Plan's adoption, the Council additionally developed Concept Plans for each of the strategic allocations which it adopted as Supplementary Planning Documents in 2020. These addressed the context and constraints to each site, provided a concept plan which included the definition of the developable area, and addressed infrastructure and delivery issues. We have had regard to these documents, where appropriate, in this report.

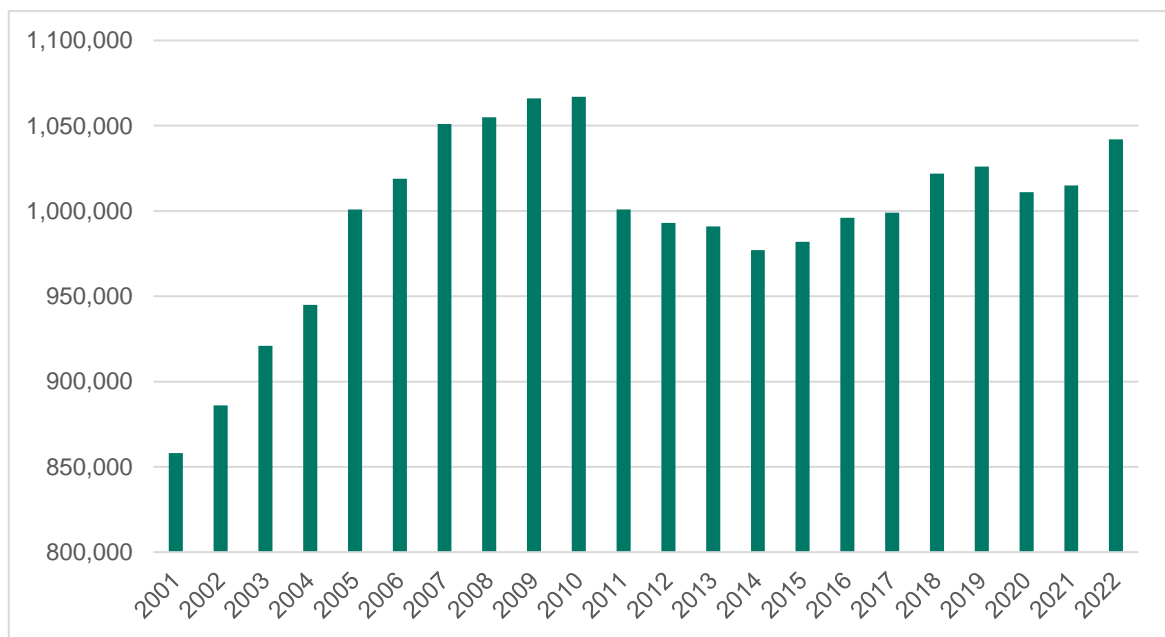
Market Dynamics

Industrial

2.9 According to CoStar, Nuneaton and Bedworth is a mid-sized market containing around 8.8 million sqft of industrial space. Vacancies have dipped slightly over the past year, but at 0.7% are very low and point to a supply-constrained industrial market. Net absorption, over the past year clocked in at around 25,000 sqft, more than twice the 5 year average.

2.10 The VOA¹ provide information on the amount of industrial floorspace by administrative area. In Nuneaton and Bedworth at the end of FY 2021/22, there was 1,042,000 sqm of industrial floorspace in total. The VOA data shows that since 2009 industrial floorspace has declined, however since 2014 there has been a slight recovery of stock.

Table 2.2 Industrial Floorspace (sqm)



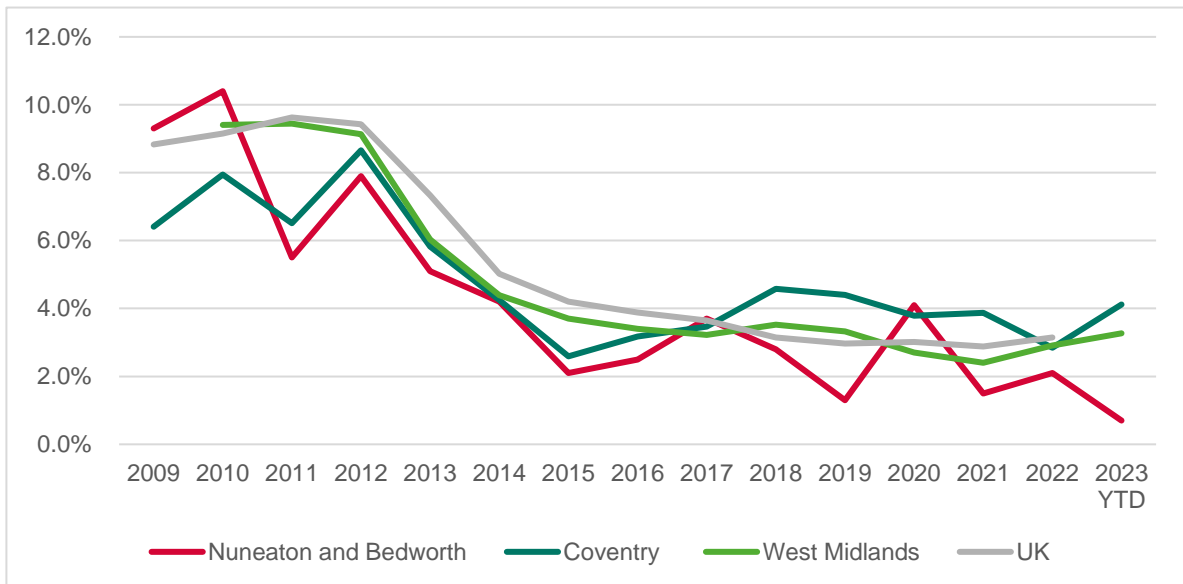
Source: VOA (2022)

2.11 CoStar also states there is currently 770,000 sqft underway in Nuneaton and Bedworth, representing an 8.7% expansion to the inventory. This represents a continuation of new development in the market, which had already seen 330,000 sqft deliver over the past 3 years. Industrial properties traded with regularity last year, consistent with the generally high level of activity over the past 3 years.

¹ VOA: Non-domestic rating: stock of properties including business floorspace, 2019

2.12 The figure below shows vacancy rates for industrial floorspace in Nuneaton and Bedworth, Coventry county, the West Midlands and the UK. Currently as of May 2023, vacancy rates in Nuneaton and Bedworth are 0.7%. Vacancy rates have been extremely low over the past 7 years, being below 4% since 2015, falling even further to 2% and under since 2021. These low levels of vacancy rates indicate strong demand for industrial space and suggest demand is being constrained by a lack of supply.

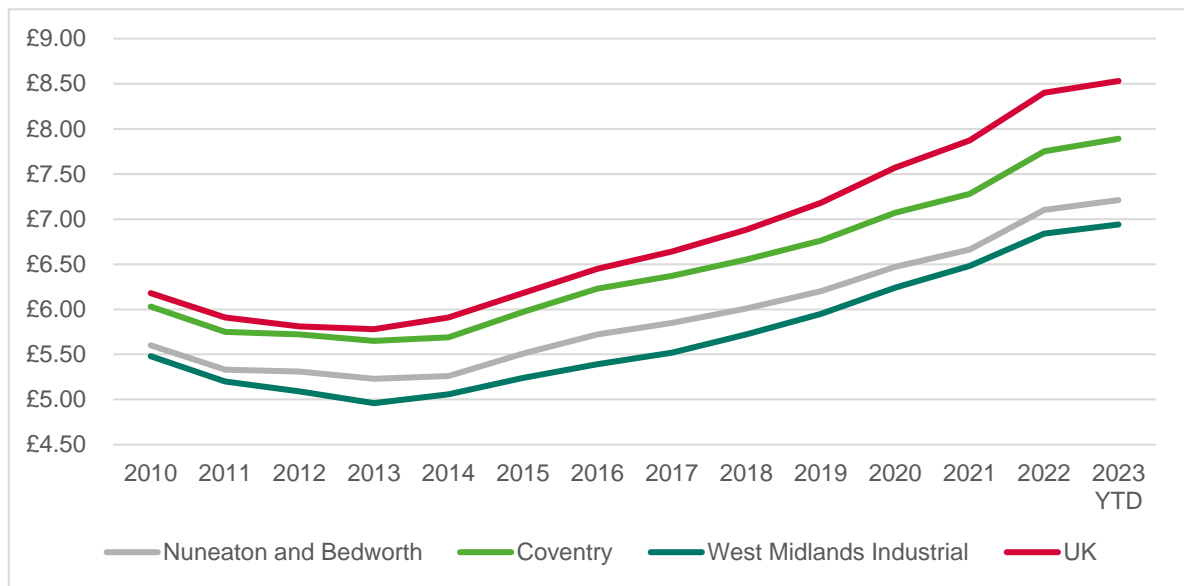
Table 2.3 Vacancy Rates 2009-2023



Source: CoStar (2023)

2.13 The figure above shows how the inflation adjusted average rents for industrial floorspace in Nuneaton and Bedworth have changed over time compared to Coventry, the West Midlands and the UK. Rents in Nuneaton and Bedworth have been increasing since 2014, following a similar trend seen in the comparator areas. Currently industrial rents are on average £7.21 per sqft (May 2023). Rents in Nuneaton and Bedworth are below the average industrial rents in the West Midlands and the UK but above Coventry. Over the past decade rents have grown on by 3.6% a year on average, similar to growth rates seen in Coventry and the West Midlands of 3.7% and 3.5% respectively. Increasing rents correspond with the decline in vacancy rates over the past decade, indicating that the lack of supply is driving up market rents.

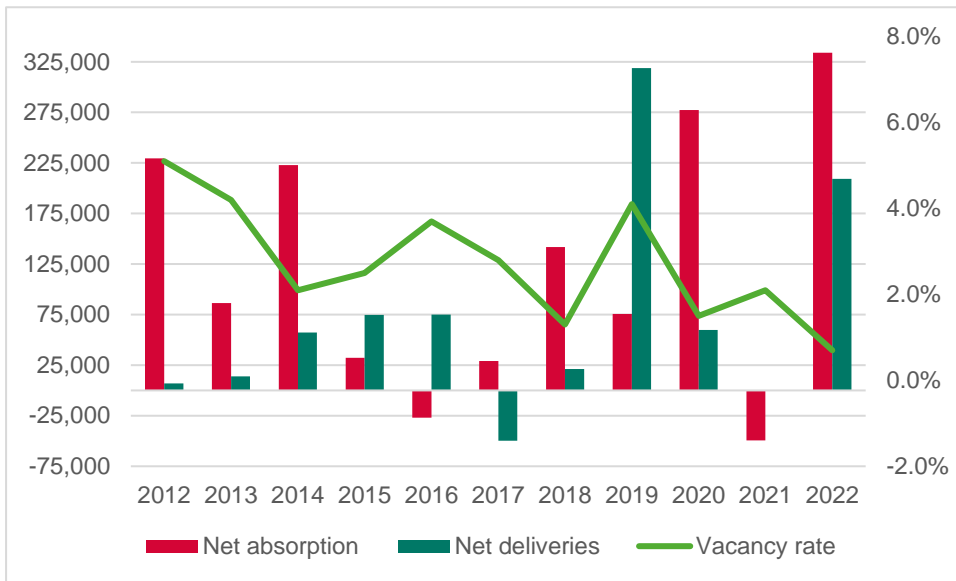
Table 2.4 Inflation adjusted average rental price (£ per sqft)



Source: CoStar (2023)

- 2.14 CoStar provides data on net absorption. This is the balance between the amount of space moved into and moved out of (i.e. Net absorption = Move ins – Move outs). It provides an indicator of the strength of demand. Net deliveries are the difference between floorspace delivered (i.e. constructed and brought onto the market) and demolished (or otherwise taken out of use and removed from the market).
- 2.15 A positive net absorption figure indicates strong demand and leads to a falling vacancy rate (unless it is outweighed by net deliveries). On the other hand, a negative net absorption figure indicates weaker demand and leads to a rising vacancy rate (unless it is outweighed by negative net deliveries).
- 2.16 The figure below shows net absorption, net deliveries and their resulting impact on vacancy rates in Nuneaton and Bedworth. Record levels of net absorption were seen in 2020 and 2022 when 277,354 sqft and 334,085 sqft were taken up respectively. Historically net absorption has been positive on average, with a dip in 2021 most likely a result of the pandemic. Since 2019 there has been a net delivery of 588,010 sqft of floorspace, however this hasn't been sufficient in alleviating the downward pressure on vacancy rates.

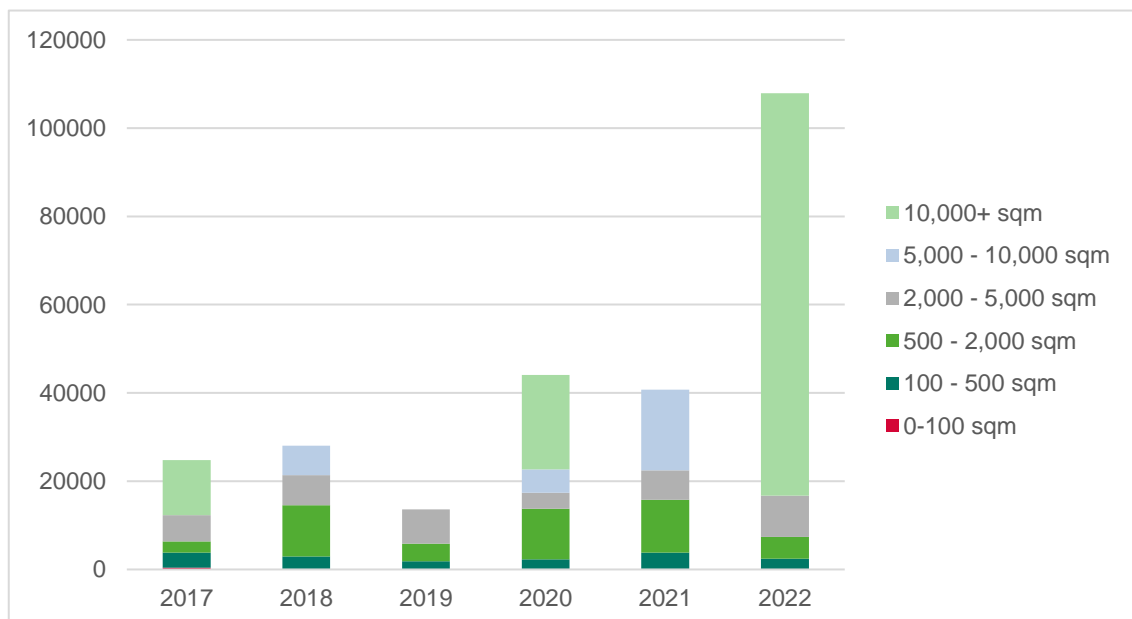
Table 2.5 Industrial net absorption, net deliveries and vacancy rates



Source: CoStar (2023)

2.17 The figure below shows the percentage of leasing activity by size band and year for the past 6 years. Between 2017 and 2021 there was an average of 30,000 sqm leased a year. Floorspace leased peaked in 2022 when 107,884 sqm were leased, driven by Rhenus Warehousing leasing 71,686sqm and 19,455sqm on Coventry Road. There were 141 deals over the period with a majority of them in the 100-500sqm band (58), followed by 500-2,000sqm size band (48), indicating strong demand for mid size units.

Table 2.6 Industrial deals by size (2017-2022)



2.18 HB Reeves report that demand in the industrial market in the Borough is high and there are regular enquires. Agents are finding that due to low availability rates occupiers tend not to have exact locational preferences and are willing to travel from further afield or when upsizing are happy to relocate to a different area. Industrial properties in Nuneaton are seeing demand from occupiers with Coventry and Warwick.

2.19 A majority of demand is for smaller units of 3,000-5,000 sqft, however there is still demand for larger buildings. The agent stated that they feel rents are still currently affordable however have increased with inflation and property prices. Occupiers tend to sign long term leases and there is limited market churn.

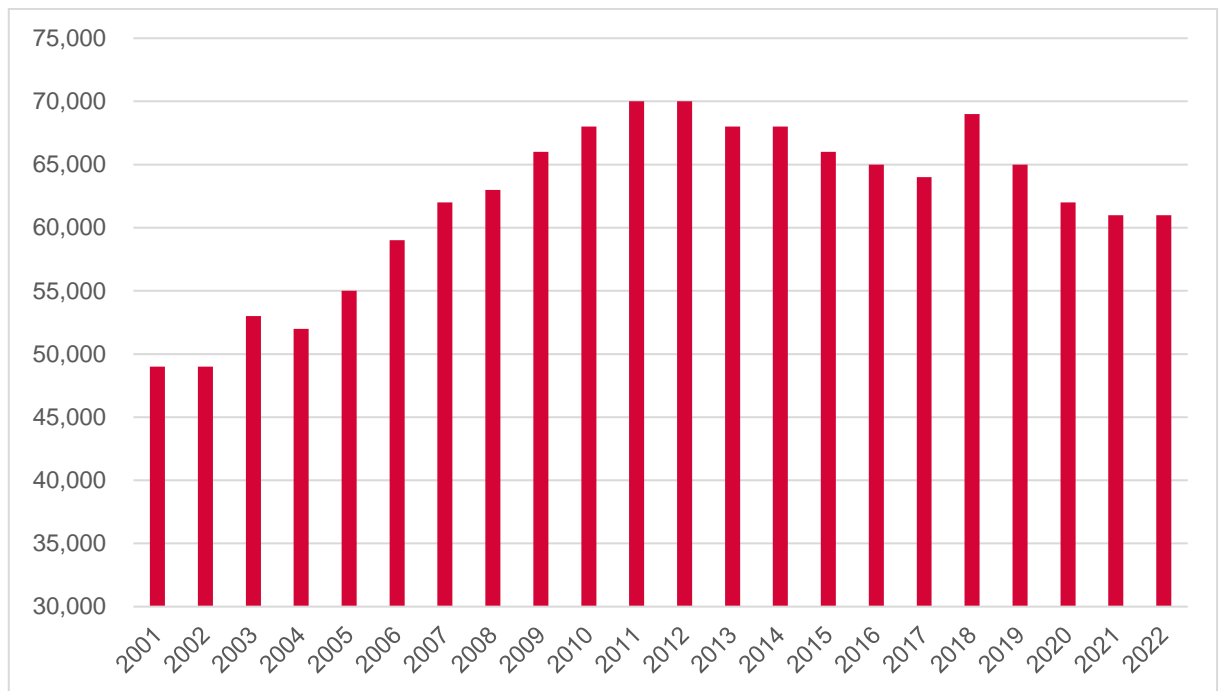
Office Market

2.20 As set out in the sub-regional HEDNA, Nuneaton and Bedworth has the smallest proportion of office stock in the Coventry & Warwickshire Sub-Region. The Borough has a very modest office market which accounts for less than 10% of stock across the sub-region.

2.21 The VOA² provide information on the amount of office floorspace by administrative area. In Nuneaton and Bedworth at the end of FY 2021/22, there was 61,000 sqm of office floorspace in total. The VOA data shows that office floorspace increased until 2012 but has since declined – consistent with the position across the sub-region more widely (and wider regional/ national geographies) influenced by changing working patterns. The 2010s was a period of spaceless growth in office-based activities.

² VOA: Non-domestic rating: stock of properties including business floorspace

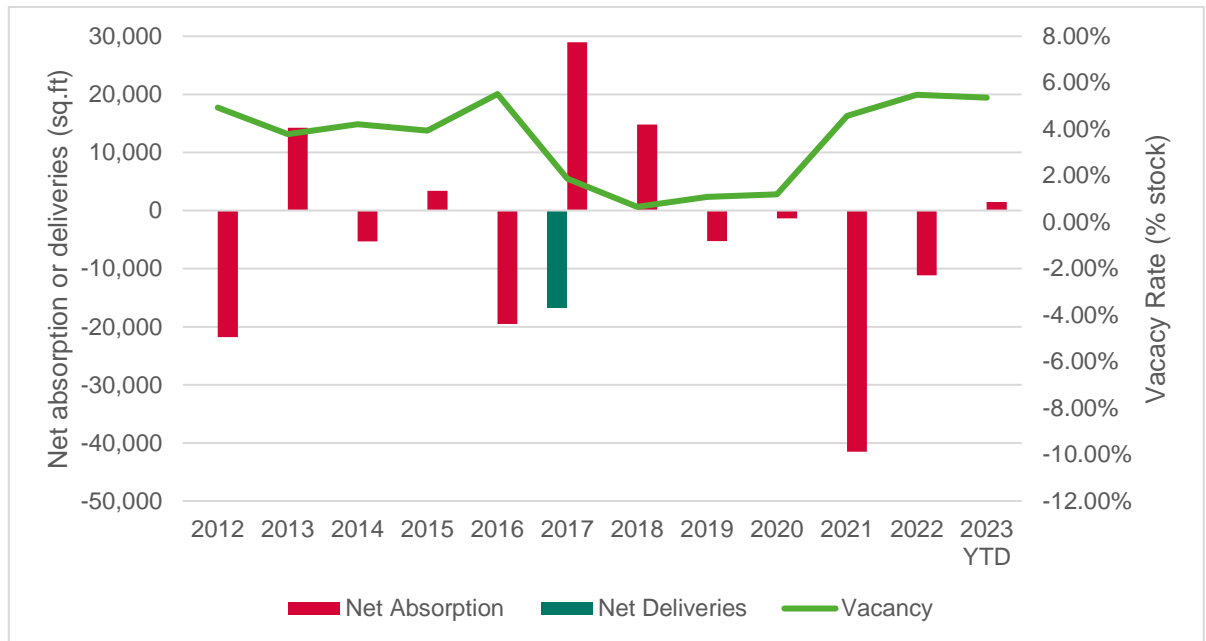
Table 2.7 Office Floorspace (sqm)



Source: VOA (2022)

- 2.22 CoStar provides data on net absorption. This is the balance between the amount of space moved into and moved out of (i.e. Net absorption = Move ins – Move outs). It provides an indicator of the strength of demand. Net deliveries are the difference between floorspace delivered (i.e. constructed and brought onto the market) and demolished (or otherwise taken out of use and removed from the market).
- 2.23 A positive net absorption figure indicates strong demand and leads to a falling vacancy rate (unless it is outweighed by net deliveries). On the other hand, a negative net absorption figure indicates weaker demand and leads to a rising vacancy rate (unless it is outweighed by negative net deliveries).
- 2.24 The trend over the last 5 years in the local market has seen negative net absorption of -10,000 sqft a year on average. The general trend of negative net absorption over the last 5 years points to a decline in the volume of occupied office floorspace in the Borough.
- 2.25 The figure below shows net absorption, net deliveries and their resulting impact on vacancy rates in Nuneaton and Bedworth. Net absorption has been negative since 2019, which has driven up vacancy rates. In 2021 net absorption was -41,514 sqft, most likely driven by occupiers letting go of office space as a result of an increase in home working and a change in working patterns. This has continued since. There has been no net delivery of office space over the past decade, with a net loss in 2017 of -16,752 sqft.

Table 2.8 Office net absorption, net deliveries and vacancy rates

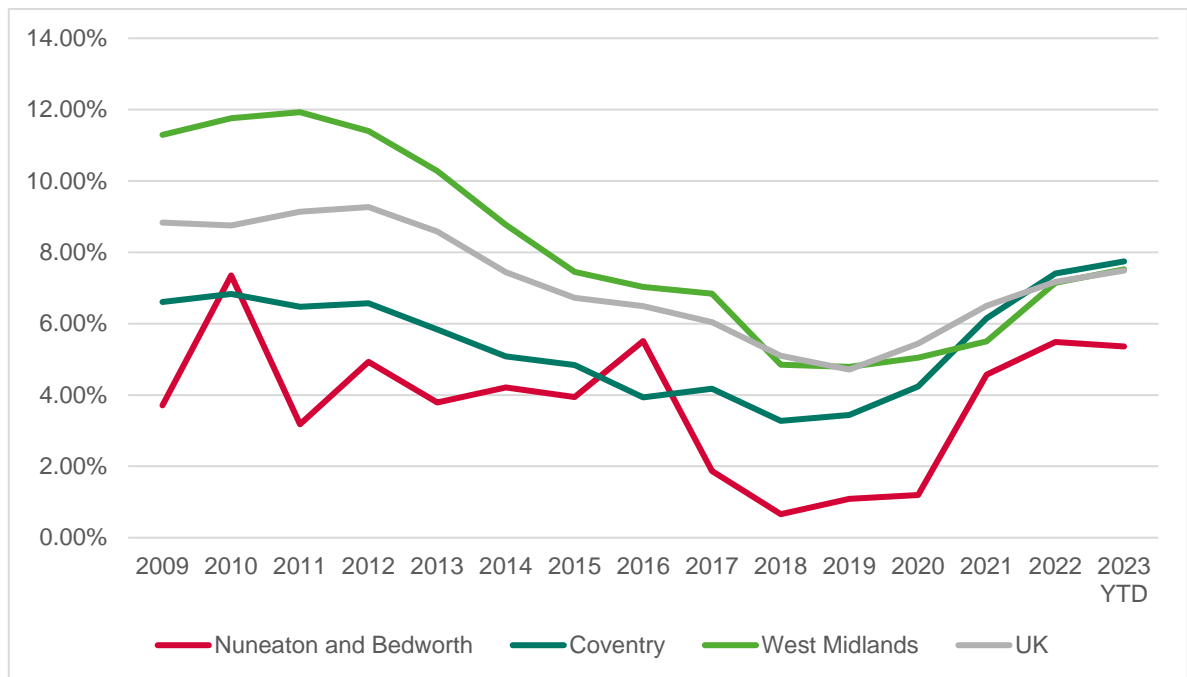


Source: CoStar (2023)

2.26 The office vacancy rate has fallen slightly over the past year but at 5.4% the rate was above the long term average in Q2 2023.

2.27 The figure below shows vacancy rates for office floorspace in Nuneaton and Bedworth, Coventry county, the West Midlands and the UK. Currently vacancy rates in Nuneaton and Bedworth are 5.63% (May 2023). Between 2017 and 2020 vacancy rates were at a historical low however since 2018, vacancy rates in Nuneaton and Bedworth have been rising from a low of 0.66% in 2018, due to the rise in working from home caused by the pandemic. Compared to the comparator areas, office vacancy rates are much lower in Nuneaton and Bedworth.

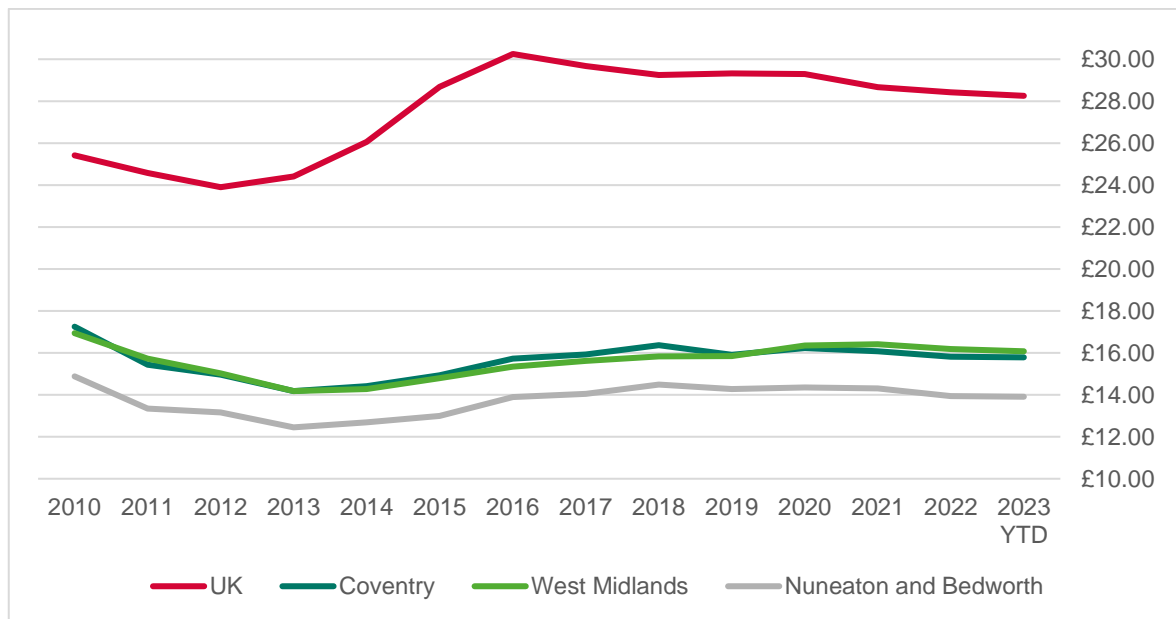
Table 2.9 Vacancy Rates - Offices 2009-2023



Source: CoStar (2023)

- 2.28 Rents edged up by 0.9% over the past year, trailing the average annual growth rate of 2.4% over the past decade. However at c. £14 psf are lower than comparable areas. There have been relatively limited development of new office space and therefore few benchmarks in terms of headline rents, but we would not expect them to be sufficient to support speculative office development in the Borough as set out in the sub-regional HEDNA.
- 2.29 The figure above shows how the inflation adjusted average rents for office floorspace in Nuneaton and Bedworth have changed over time compared to Coventry, the West Midlands and the UK. Rents in Nuneaton and Bedworth have been fairly stable since 2016 around the £14/sqft mark – the average rent is currently 13.91/sqft. A similar trend is seen in the comparator areas of Coventry and the West Midlands, however rents are slightly higher at £15.60-£16.40/sqft.
- 2.30 There are no supply-side pressures on vacancy or rent in the near term as nothing is under construction. Moreover, the recent trend would suggest that the inventory is likely to shrink moving forward. The office stock has contracted over the past 10 years by virtue of demolition activity/ conversion of premises to other uses.

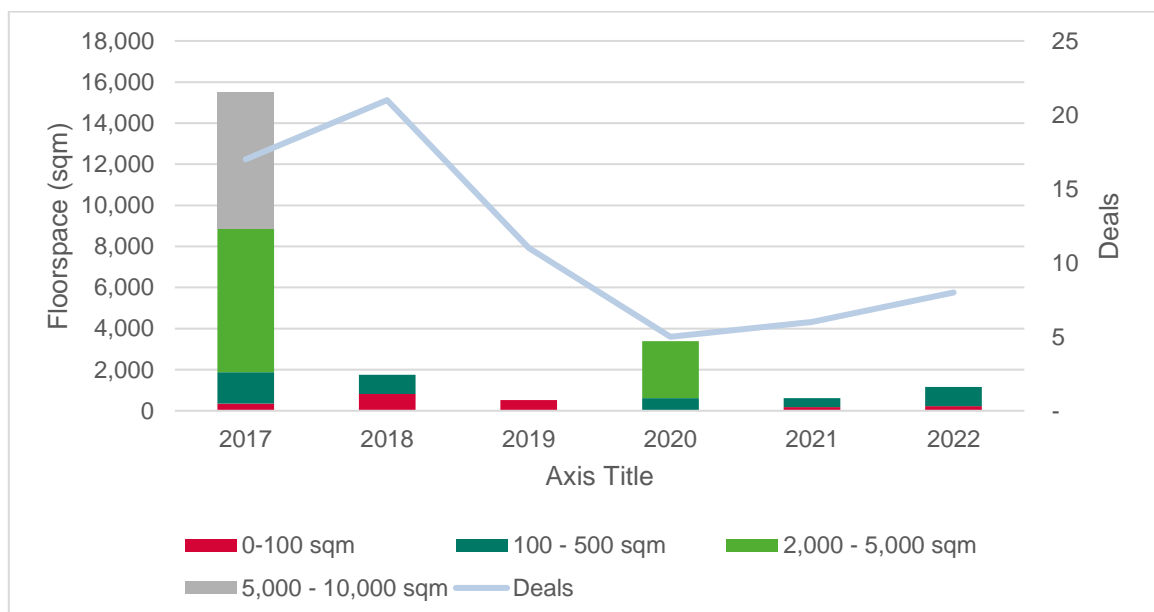
Table 2.10 Inflation adjusted average office rental price (£ per sqft)



Source: CoStar (2023)

2.31 The figure below shows the percentage of leasing activity by size band and year for the past 6 years. Since 2017, a modest 22,965 sqm of office floorspace has been leased according to CoStar. This peaked in 2017 when 15,528 sqm was leased in 17 deals. Over the period there were 68 deals however a majority of these occurred in 2017 and 2018 and since leasing activity has cooled off. The graph shows very limited office market activity in the Borough over the past 5 years.

Table 2.11 Industrial deals by size (2017-2022)



Source: CoStar (2023) and Icen Analysis

2.32 Given market dynamics, new office development is likely to require a pre-let at a premium or for development to be cross-subsidised by higher value uses such as residential as set out in the Sub-Regional HEDNA. Some office floorspace will however be delivered as part of warehouses (which typically have an office content of up to 10%).

3. SITE ASSESSMENT METHODOLOGY

3.1 In this section we provide an overview of the site assessment methodology. It also provides details of the stakeholder engagement undertaken in developing this report.

Site Assessment Methodology

3.2 The site assessments have considered the strategic employment locations and other employment sites listed in the Local Plan.

3.3 Site surveys were undertaken by IcenI in Spring 2023 using a site assessment proforma agreed with the Council which draws on the Planning Practice Guidance. The site assessments addressed:

- The size, nature and intensity of use of the employment site including information on the nature of businesses and key occupiers;
- The site's accessibility including its location, accessibility by road and proximity to the strategic road network, public transport accessibility, and internal access including by HGVs together with servicing arrangements for existing businesses;
- The age and quality of existing buildings, including vacancy levels, the quality of the environment on-site and whether there any physical constraints to the use of the land such as steep topography or adjacent uses;
- Adequacy of existing parking provision, including evidence of on-street parking and whether this inhibits HGV access and circulation;
- The site's attractiveness as a working environment including proximity to local services and amenities for employees, and open space;
- The site's relationship with its immediate surrounding and whether there are any potential bad neighbour or adjacency issues.

3.4 Where there was development potential on existing sites, such as evident vacant plots, or the potential for intensification of use, this was noted. Our assessment included consideration of the market attractiveness of available land, and any known constraints which might impact on its deliverability. IcenI has not undertaken detailed development appraisals to assess viability at a site-specific level or appraised land ownership/ developer intentions in detail.

4. EXISTING EMPLOYMENT SITES

- 4.1 This section reviews the quality, performance and land availability on existing employment sites in Nuneaton and Bedworth, utilising the methodology outlined in Section 3. Vacant land is shown as orange on the plans in this section.

COVENTRY FRINGES

Pool Road Industrial Estate, Nuneaton (E1-E2)



- 4.2 A lower grade industrial estate which is occupied by lower value, dirtier uses including car repair, waste / recycling, skip hire and other storage / distribution uses. The site is 8.12 ha. There is a significant amount of open storage on the site. Stock is mostly mid-size, 1980-90s industrial units and is poor to average quality.
- 4.3 The site is surrounded by residential to the northwest and south and borders Century Park industrial units to the northeast. The site does not benefit from strong strategic accessibility and traffic must drive through residential areas for over 1 mile to access the A444.

4.4 Road access within the site is moderate and narrow at points with evidence of road-side parking, however this does not appear to hinder HGV access. Some smaller units have limited yard space/parking and larger occupiers tend to have yard space used for open storage and HGV loading.

4.5 The site is well occupied with no evident vacant units or further development potential.

4.6 **Recommendation: The site has an important role in providing space for lower value employment activities, including waste/ recycling. It is well occupied. Policy should encourage investment in upgrading the site. As well as E(g), B2 and B8 uses, the site is suitable for sui generis employment generating activities.**

Midland Road (Network Rail site), Nuneaton (E3)



4.7 The Midland Road site is a 2.2ha brownfield site located to the northwest of Nuneaton town centre. The Borough Plan identifies the site as suitable for alternative uses (see Table 11).

4.8 The railway line sits to the north and west of site and there is residential to the south of the site along Jodrell Street. The site is of poor quality and there is evidence of flooding issues.

4.9 The south of the site was previously occupied by MAC Skip Hire but was currently vacant at the time of the site assessments. The north of the site is occupied by National Rail.

-
- 4.10 The site is accessed from Midland Road (B4114) and is well located, 4 miles from the A444/A5 junction and in close proximity to Nuneaton Town Centre and railway station (1 mile). Bus services to Atherstone and Nuneaton are available on Midland road outside of the site.
- 4.11 Historically the site received outline planning permission for 84 houses in 2011 (REF: 030803). In 2021, an application for an erection of a food store, a 6 pump petrol filling station with kiosk, external garden centre, sub station and ATM pod was submitted by Morrisons supermarket (REF: 038512). The application covers the site and the vacant land to the south. The approval is currently subject to a S106 Agreement.
- 4.12 If the pending planning permission for the Morrisons site is approved there will be no further development potential for the site for employment and it is recommended that the designation is not retained.
- 4.13 **Recommendation: Consider removing the site from the employment land portfolio should the application for a foodstore-led redevelopment be approved.**

Aston Road Industrial Estate, Nuneaton (E4)



- 4.14 A small 0.58 ha, poor quality local industrial estate, comprising of pre-1950s stock and a small yard space. The units are occupied by lower grade activities such as car repair, with two occupiers: Aston Road Garage and Rapid Access. The site has some parking spaces however this is limited and the tight layout of the site limits circulation.
- 4.15 The site is well located, to the northwest of Nuneaton Town Centre, within 1 mile of Nuneaton railway station and has access to bus services on Midland Road (B4114) towards Atherstone.

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- 4.16 Units 6-9 appeared vacant at the time of the site assessment, which makes up approximately 25% of the site's floorspace. Given the quality of stock, the prospect of reoccupation is modest.
- 4.17 The surrounding area is a tight network of terraced houses on narrow streets. Activity on the site is noisy and affects the surrounding residential in close proximity on all sides of the site.
- 4.18 Overall, the built stock on the site is dated, is in need of renewal. This is not a particularly appropriate location within an existing residential area, where the current activities impact on residential amenity.
- 4.19 **Recommendation: Iceni agree that this is a site which should not be protected through policy, consistent with the approach in the existing Borough Plan and reflecting the poor quality of stock and adjacency issues for surrounding residential. However there are multiple separate landownerships on the site which make redevelopment complex.**

Bath Road, Nuneaton (E5)



- 4.20 A small 0.57ha site containing 1930s, outdated industrial units, with yard space to the east behind the units which is currently vacant and can be accessed via Central Avenue. The site was formally used by Hart and Levy Ltd. It is 0.57 ha in size.
- 4.21 The site has a low level of activity and is occupied by a number of small businesses including Commercial Glazing Midlands and Cascade Textiles. There is a narrow yard space to the east of the units, which is used for parking.

4.22 The site is located to the north of Nuneaton Town Centre and is surrounded by residential, however the current use is not disruptive given low level of activity. Nuneaton station is located 0.6 miles away. The site is located 3.5 miles from the A5/A444 junction.

4.23 **Recommendation: The dated nature of the premises and low current activity levels means this site is not of strategic significance. Local access is tight. We concur with previous assessments that this is site which could be suitable for alternative uses; with residential redevelopment being more suitable. However there appear to be 4 separate landownerships on the site which make affect the deliverability of redevelopment.**

St Mary's Road, Nuneaton (E6)



4.24 A small single user site occupied by the Biddle Group, an air systems manufacturing business. The site is 1.76 ha. The units comprise of a detached office building of two storeys at the front and five manufacturing and warehouse conjoined units behind, dating to the 1970s. Whilst the buildings are dated, they are still in active use and kept to an acceptable standard and quality.

4.25 The site is located to the north of Nuneaton in a residential area on St Mary's Road. The site is surrounded by housing to south, east and west, adjoining the Midlands Heart new-build housing scheme. To the north the site backs onto the railway line. Access to the site is through narrow residential streets with significant on street parking preventing two way traffic flow.

4.26 The site is well located, just 0.9 miles from Nuneaton railway station, with bus stops close by on Midland Road. The site is in close proximity to the A444 which provides access to the A5 and M6.

4.27 **Recommendation:** Due to its residential location, if the site became available it is suggested it is redeveloped for alternative uses. However the site remains in active use now, and is not currently available for development. It should not however be protected for employment purposes and maintaining the policy approach in the existing Borough Plan is therefore appropriate.

Weddington Terrace Industrial Estate, Nuneaton (E7)



4.28 A relatively dated industrial estate located adjacent to Nuneaton train station to the north of the Town Centre. The site is 3.03 ha in size. The site has a focus on building supplies– key occupiers include Huw Gray Buildbase, Nuneaton Roof Truss and Lions Flooring. There is also a presence of population serving businesses such as a gymnastics club and beauty wholesaler and a furniture charity shop.

4.29 The built stock on this site is relatively dated, a majority built in the 1970s and of varying size. The environmental quality is average to poor with evidence of on street parking as a result of overflowing unit parking, however this does not compromise the use of the site. The Buildbase unit has a significant amount of open storage to the north of the site (beyond the current site boundary). The site is adjacent to the rail line to the south, and vacant yards to the northwest and north.

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- 4.30 The site is accessed off of Weddington Terrace which joins the A444, providing linkage to the A5 to the north and is highly accessible by public transport due to proximity to Nuneaton station.
- 4.31 **Recommendation: This site is currently protected by the Borough Plan as an existing employment estate. Whilst the built stock is dated, Icen consider that it has plays a role in providing affordable space for a number of businesses. Lexton Investments appear to own the majority of the site, but there are 2 further landownerships which would make any redevelopment complex. The site should therefore be protected by policy for E(g), B2, B8 and employment-generating sui generis uses. Investment in upgrading the build stock and site environment should be encouraged.**
- 4.32 There is an extant planning application on land to the north of the site for change of use to car sales – a sui generis use (Ref 038944). Consideration might however be given to extending the site boundary to include land immediately to the west, which appears to be currently informally used for open storage.

Oaston Road, Nuneaton (E8)



- 4.33 A small, local industrial site focused on car repair businesses located to the west of Nuneaton Town Centre. The site is 0.9ha. Units are one storey 1960/70s stock of average quality with some units needing refurbishment or upkeep, but in general the environment is good.

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- 4.34 Occupiers include ETW training centre, CW Motors, V60 car and commercial motor services, IVC Nuneaton, and Chapel End Coaches.
- 4.35 The site is accessed through the residential area along Oaston Road or Trent Road. The roads are narrow, exacerbated by some on street parking. The site comes to a dead end with no turning space, and is therefore not suitable for HGV access. The units each have a small yard area which is mostly used for parking, and the coachworks at the bottom of the site has a large yard area.
- 4.36 The site is located at the end of a residential road, bordered by the rail line to the west and a cemetery to the east. Due to its proximity to Nuneaton Town Centre, the site is highly accessible by public transport via rail and bus and there is an pedestrian underpass to the town centre.
- 4.37 **Recommendation: The site is actively used and well occupied. A majority of the site is council-owned with just two other land owner at the north of the site. Due to its location and proximity to residential the site is most suitable for E(g) and Sui Generis uses. It is appropriate that its protection for employment uses is maintained.**

Whitacre Road Industrial Estate, Nuneaton (E9)



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- 4.38 A sizeable 9.88ha estate focused on light industrial, industrial and car repair businesses. Units are of varying ages throughout the site: many are out-dated but of reasonable quality, with some signs of recent investment including re-cladding. The stock is a mix of mid-box and two storey brick units. There is a relatively significant amount open storage on site as many units have large yard areas.
- 4.39 Occupiers include Indigo Fitness (gym equipment manufacturers), self-storage, Reginson Engineering, Wilkinson Printers and Quatropi furniture store. RSI occupy multiple units across the site, assumed due to expansion of its business over time. Noisier and heavier uses tend to be located to the south of the site away from residential and therefore do not seem to cause disruption to nearby residential.
- 4.40 The site is accessed via the residential area along Oaston Road and is well sign posted. Some units have a couple of dedicated parking spaces however there is significant evidence of on street parking and therefore the site is not suitable for high volumes of HGV traffic.
- 4.41 The site is located within half a mile of the A444 and A47, however there is no public transport or nearby amenities.
- 4.42 The site is generally well-occupied however the overall quality of the environment is average and poor in places.
- 4.43 A small 7,500 sqft unit is advertised as vacant to the north of the site at the time of the site assessment; and there is 0.2ha next to Indigo Fitness, currently used for open storage that could potentially be developed. Occupancy at the time of the site assessments was thus lower than at some other estates.
- 4.44 Recommendation: It is recommended that the site is maintained for B-class/ E(g) employment but there is need to invest in the general environment of the site. Policies should encourage investment. The suitability of any activities which generate significant vehicle traffic, and particular HGVs, should be carefully considered given the site is accessed through a residential area.**

Attleborough Fields Industrial Estate, Nuneaton (E10)



- 4.45 A large industrial estate on the eastern side of Nuneaton catering for full range of industrial activities from start-up units, managed by the Council, through to large manufacturing premises. The site is 32.56ha in size. The stock is a range of ages, primarily 1980-90s, with some 1960s stock in the north west of the site and evidence of recent investment. The site has an industrial focus with limited office space.
- 4.46 There is some presence of large distribution/manufacturing units including those occupied by Winacanton Distribution Centre, WARP and DB Schenker. These have large yards, dedicated onsite parking and multiple HGV loading bays. Smaller units are located in the south of the site on Slingsbury Close which accommodate start-ups and SMEs.
- 4.47 Other key occupiers include Nuneaton Self Storage, Kelly Group (telecommunications), and multiple car repair businesses. There is also a presence of construction related businesses include windows, workwear supplier, container hire, racking, plant hire.
- 4.48 There are a number of amenities on the site including two day nurseries, a soft play centre, a gym and a café. The environment varies throughout the site but is better quality around the larger units to the east. The site is adjacent to the railway line to the west and backs onto residential to the south however activities do not seem to negatively impact residential amenity.

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- 4.49 The site is accessed via the A4254 which connects to the A47 and A444. The roads are wide enough to allow for HGV access and there is some congestion towards the end of roads due to on-road parking.
- 4.50 There are a few vacant units on the site including 8,391 sqft of office space in Manor Court Chambers on Townsend Drive; 2,951 sqft industrial space in Unit 2, Liberty Way; 3,397 sqft in Units 2-3 Hammond Close. The units at 2 Liberty Way that are advertised as available, but the agents report that they have been difficult to let out due to their layout – the mezzanine runs throughout the unit which limits many occupiers.
- 4.51 **Recommendation: Overall this is a large, generally good quality employment site. Vacancy is generally low and there is no evident development potential except for renewing existing stock. It should be protected through policy. Suitable activities include E(g), B2 and B8.**

Hemdale Business Park, Nuneaton (E11)



- 4.52 A 5.79ha modern industrial estate at eastern edge of Nuneaton town consisting of mid sized post-2000 units with some 1990s stock on the east side. Units are good quality and generally double height with roller doors, allowing for in unit loading. The site caters for manufacturing and engineering with occupiers including Bito, Factory Direct Flooring, PFW Machines, XYZ Machine Tools, NV Vision Logistics, PLC Direct, Magna Signs, EC Direct.

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- 4.53 The site is accessed from A4254 and is 0.5 miles from the A47 and 1.5 miles from the A5. The site can be accessed by bus route 74. The north of the site borders the railway line and beyond is Horeston Grange residential area. To the south is Nuneaton football club and the east is greenfield. The use of the site does not appear to have any substantive negative impacts on the surrounding area.
- 4.54 The environment is of very good quality with wide roads suitable for HGV access and car parks and loading bays outside each unit. The site is relatively quiet with limited traffic and deliveries. There are amenities such as a day nursery on the site.
- 4.55 Most units are well occupied with just one vacant unit in the north of the park at the time of the site assessment: Kingfisher Court - 7,046 sqft across a warehouse and 1st floor ancillary office.
- 4.56 **Recommendation: a good quality well located site, which should be protected through policy. The site is particularly suitable for B2 and small scale B8.**

Seymour Road, Nuneaton (E12)



- 4.57 A cluster of industrial units within a residential area located to the south east of Nuneaton Town Centre. The site is 1.11ha. The stock on-site is a mix of pre-1940 and 1980s and in poor to reasonable

condition. The main occupier is Quest Consumables at the end of the road. AW Joinery and Nuneaton Vehicle Rental occupy smaller units at the top.

- 4.58 Access on Seymour Road is tight and there are significant parking issues on both sides of the road due to a lack of residential off-street parking: as a result HGV access is not suitable and there is no turning space. There are terraced residential properties along Seymour Road.
- 4.59 Seymour Road is accessed via Attleborough Road, providing access to A444. There is a bus stop on Attleborough Road serviced by routes 1, 56, 74(A, B and S) and 241 providing services between Nuneaton, Coventry and Attleborough.
- 4.60 **Recommendation: Overall the site is disjointed and congested. The current Borough Plan identifies this as a site which would be suitable for alternative uses. This policy approach remains appropriate due to location within (and accessed through) a residential area and we do not recommend that the site is protected by policy for employment use. Comprehensive redevelopment may be difficult as there are 6 landowners across the site; however the larger section of the site at the end of the road has a single owner.**

Trident Business Park, Nuneaton (E13-14)



- 4.61 This is a small industrial estate with a focus towards light industrial and trade counter use. The site is 2.34ha. The stock generally comprises medium sized 1980-90s brick units with roller shutter doors. Occupiers include Howdens, Purely Outdoors, Auto Windscreens, Sealability

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- 4.62 The site is located to the south east of Nuneaton and is surrounded by residential on all sides resulting in some impacts to residential amenities from LGVs. The site can be accessed from Attleborough Road which connects to the A444 ring road. There are parking bays outside of each unit and there is good circulation making HGV access possible, however the road network is relatively narrow in parts. Some units have internal loading bays.
- 4.63 The overall environment is of good quality and there is evidence of recent investment including the Purely Outdoors unit which has been refurbished.
- 4.64 **Recommendation: This site should continue to be protected through policy, particularly for E(g) and trade counter uses (and ancillary B8). The site is generally well-occupied and there is no potential for further development.**

Caldwell & Shepperton, Nuneaton (E15-18)



- 4.65 A 10.71ha local industrial estate with premises of varying sizes from 5,000 sqft to 100,000 sqft. The stock is generally a mix of post-2000s and 1970s units. The newer units are located in Eden Business Park in the north of the site, including occupiers such as Lightique, Parkers Autoparts and GDS Sound and Light. To the south of Eden Business Park there is a cluster of smaller units owned by Flexspace which are leased out to SMEs. The largest unit (100,000sqft) is occupied by Triton Showers – a manufacturer – which is located in the south of the site.
- 4.66 The location of the site is urban, to the south of Nuneaton Town Centre, and surrounded by residential uses on all sides, with a recent residential development on Triton Road.

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- 4.67 The site is accessible from the A444 and the nearest bus stop is Home Park Road a short distance away. Units have dedicated parking and HGV access is suitable in parts of the site.
- 4.68 The general environment is good but there is a below average level of activity on the site compared to other sites in the area.
- 4.69 Unit 3 in the north of the site, on Controvell Industrial Estate, is vacant, previously occupied by Simon the Beekeeper. Unit 4-8, Flavel House are advertised to let with a total vacancy of 8,115 sqft. There are 3 smaller Flexspace units available (610sqft, 467sqft and 368sqft) totalling 1,445sqft. These are shown in orange on the site plan above.
- 4.70 **Recommendation: overall there is an established, good quality industrial estate which should be protected through policy. Employment redevelopment of older units should be encouraged. E(g), B2 and B8 uses are appropriate.**

Marston Jabbett Industrial Estate (E19)



- 4.71 The site is located in the rural village of Marston Jabbett, outside of Bedworth. The site is 2.56ha in size. The stock is mainly dated post-2000s, and generally comprises small to medium sized units with a focus on noisy, dirtier uses such as car repair / body repair / scrappage (Sui Generis). There is a significant amount of land used for open storage, specifically to store vehicles and scrap metal.

4.72 The site is intensively built up in contrast with its location. Some units have dedicated parking bays however there is significant on street parking which makes circulation tight. This combined with the weak bridge when travelling from the A444 means the site is potentially not appropriate for HGV access. The site is approximately 1.7 miles from the A444 with no public transport accessibility.

4.73 **Recommendation: The site is adequate for existing users and is well occupied, with no development potential or units advertised. It should continue to be protected through policy; and is suitable for E(g), B2 and small-scale/ ancillary B8 uses.**

Bayton Road Industrial Estate, Bedworth (E20-21)



4.74 Bayton Road Industrial estate is a large employment site of 74.2 ha located on the south-eastern side of Bedworth. It is one of the largest employment sites in the Borough and accommodates a range of employment activities.

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- 4.75 In the south of the site is a new development called Loades Ecopark, just off Blackhorse Road comprising of hybrid light industrial and office units of 5,000-14,000 sqft. The first three units comprises Phases 1a and 1b have been constructed (Ref 030677); and there is a Reserved Matters application approval for a further 2 units (totalling 2,907 sq.m GIA with a site area of 0.965 ha) granted in April 2022 (Ref 039322). To the east of this new development there is vacant land: a planning application submitted by Loades for E(g), B2 and B8 development of this site – 4.08 ha in size - has been submitted and is under consideration of the time of preparation of this report (Ref 039356). The parameters plan associated with this shows potential for 4 development plots which could accommodate up to 11,026 sq.m (gross) of employment development including redevelopment.
- 4.76 The south and centre of the site, along south of Bayton Road, Crondal Road and Brindley Road contains primarily 1960s and 1970s small to midsized units which are fairly dated. There is a mix of brick, two-storey units with limited office space on the first floor and one storey metal sheds. The area has a general industrial feel with a poor environmental quality. The units are well occupied and actively used.
- 4.77 The larger units are located in the north of the site – these are 1990s stock with HGV loading bays and yard space for open storage. Brose Ltd on Colliery Lane has recently been refurbished. The north of the site has a better environmental quality compared to the south.
- 4.78 The site has a heavy focus on general manufacturing and engineering with heavier and dirtier uses compared to other employment sites in the study area. Key occupiers include AMB Manufacturing, MAC Skip Hire, Staircraft, Roadstar Automobile, Full Force Distribution, Agema and Premier Group.
- 4.79 Many of the units have parking bays and a small yard space however there is significant evidence of on-street parking, especially in the southern half of the site which creates more of an issue for HGV access due to narrower roads.
- 4.80 The site is well connected being only 1 mile away from J3 M6. There are multiple bus stops within walking distance along Coventry Road serving the 20, 52, 78, 78A, 148 and 148C bus routes, travelling between Nuneaton and Coventry.
- 4.81 BMI Redland has an under used to the north car park and a greenfield to the south of their unit which could potentially be developed. We have included this as a potential site which could be brought forward for development – it is 1.86 ha in size.
- 4.82 The estate is well-occupied with a few available units advertised, these are:
- Unit 25 and 27A, Brindley Road – up to 10,092 sqft, advertised by Browich Hardy

- 11 Brindley Road – newly refurbished 5,000 sqft advertised by ehB Reeves
- Unit 9A and 9B Brindley Road – 6,835 sqft (ehB Reeves)
- Unit 5 Brindley Road – 2,277 sqft, advertised by ehB Reeves
- D1-D2, Loades EcoPark - 6,100 sqft advertised by Bromwich Hardy

4.83 Recommendation: Overall the quality of stock and the environment is varied but the estate serves an important role as an employment area and has limited available floorspace / development land. The site should be retained as an employment allocation for E(g), B2 and B8 uses and progressive investment and upgrading should be encouraged.

Grovelands Industrial Estate, Bedworth (E22)

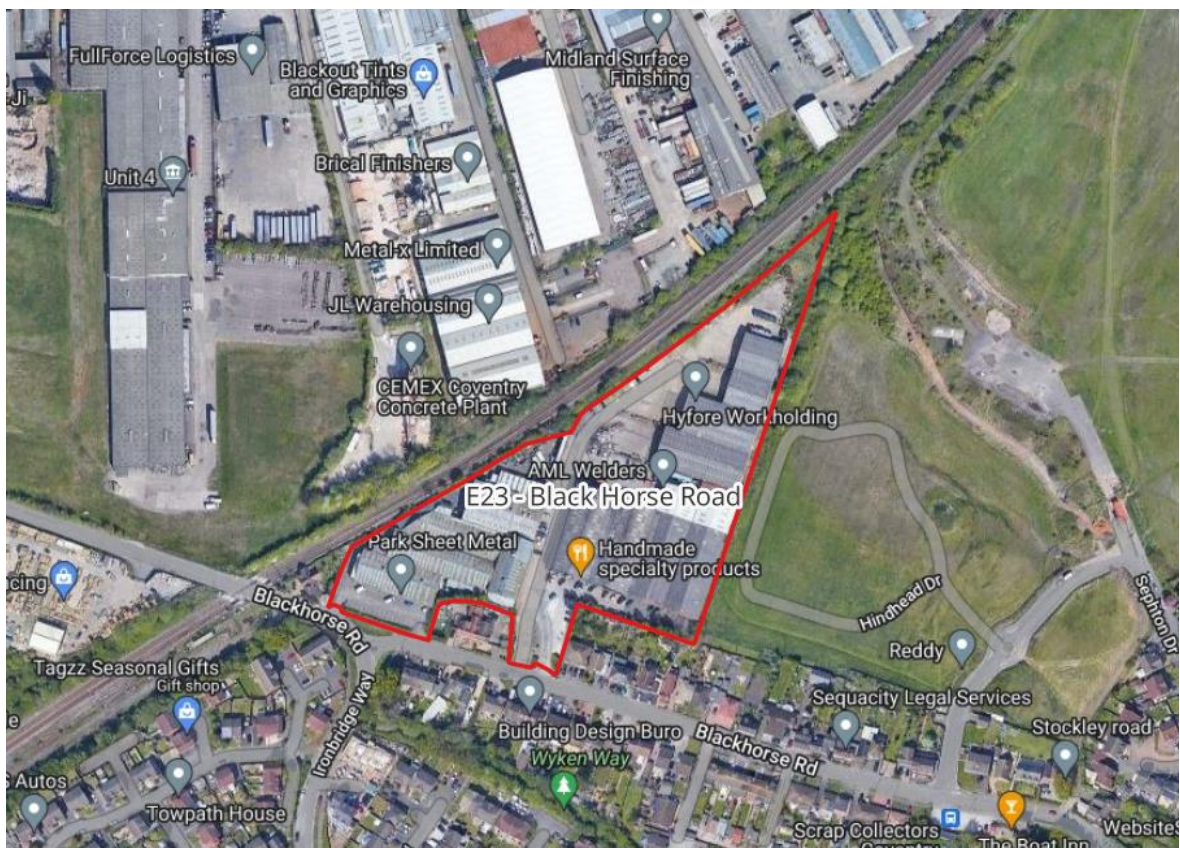


4.84 Grovelands Industrial Estate is a more dated industrial estate, with principally 1980s small and medium units of 1-2 storeys. The site is 7.22 ha in size.

4.85 The site is generally well occupied by SME local-based businesses. Occupiers include Defenda Leaflet Distribution, Seven Seas Worldwide, TA Savery Hydraulics, Oleo, Northgate Vehicle Hire, Oakdale Fencing with a focus towards auto and general manufacturing.

- 4.86 The site is accessed partly from Longford Road, partly from Blackhorse Road. Strategic access may be limited at times with narrow roads in places and evidence of road-side parking. Many units have dedicated parking outside and a few units have HGV loading bays.
- 4.87 The site is located 0.5 miles from J3 M6 which is accessed via B4113 Pickards Way. There is a nearby bus stop on Longford Road which is serviced by routes 20, 78, 78A, 148 and 148C providing travel between Nuneaton, Bedworth, Coventry and Walsgrave.
- 4.88 There is no evident vacant space or further development potential at the time of the site assessments in Spring 2023.
- 4.89 Recommendation: The site should be retained as an existing employment site and protected in policy. It is suitable for E(g), B2 and B8 uses. The renewal of older stock should be encouraged.**

Blackhorse Road, Hawkesbury Village (E23)



- 4.90 This site is an industrial estate for local businesses containing primarily 1980s stock of medium two storey units. The general environment is of poor quality. The site is 2.24ha in size.

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- 4.91 Units have limited onsite parking and yard space however due to on street parking, HGV access is potentially limited and roads become narrow.
- 4.92 The site is generally well occupied with little to no vacancy. Occupiers include Park Sheet Metal, AML Welders, Hyfore Engineering and Handmade Specialty Products.
- 4.93 The site is located to the south-east of Bedworth Town Centre in Hawkesbury Village on Blackhorse Road, with the railway line to the north and west, and residential to the south. The nature of manufacturing use of site could create some potential disruption to residents by noise pollution. The nearest public transport link is the bus stop on Longford Road, 0.4 miles away.
- 4.94 **Recommendation: whilst this site is identified as potential suitable for alternative uses in the 2019 Borough Plan, it remains actively used and is in multiple ownerships. It accommodates a number of local businesses. Icen consider that the site should be retained and protected through policy for E(g), B2 and ancillary B8 uses.**

School Lane, Bedworth (E24)



- 4.95 This site contains a modern development of a 59,680 sq ft industrial units built in 2021. The two unit are occupied by Red Kangaroo Trampoline Park (a E(d) use) and Event Support Team. The units are of high quality and the site is fully occupied. The is site is 1.08ha. The consent was for was B1, B2, B8 and D2 development.
- 4.96 The site is located on School Lane, just off of B4113, within 1 mile of J3 M6. The site is opposite residential uses on School Lane; however use of employment site does not appear to be impactful to residents/ residential amenity.
- 4.97 The site has large on site car park and space for HGV loading and servicing. It is managed by Tandem Property Asset Management on behalf of M7 Real Estate.
- 4.98 **Recommendation: The site was identified in the 2019 Borough Plan as suitable for alternative uses. It has been developed for employment and indoor sport uses, and it is appropriate that the site which now provides modern commercial floorspace is protected in policy for E(g), B2, B8 or E(d) uses.**

The Moorings Business Park, Hawkesbury Village (E25)



- 4.99 The Moorings Business Park is located on Channel Way, off Blackhorse Road in the south of the study area in Hawkesbury Village. The site is 3.64ha in size. It is located mainly within the Borough, with part of the site in Coventry City as shown above.

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- 4.100 The site is a local industrial estate comprising of post-2000s medium size stock (20,000-30,000 sqft). The stock is of very good quality. Key occupiers include IMK Ltd and Wentworth Fuels.
- 4.101 The land to the rear of the units is used as open storage however is difficult to access due to narrow passages between units. There are overhead power lines in the north, to the front of the site.
- 4.102 Units have on site parking however there is evidence of overflow parking onto Channel Way which may potentially limit HGV access.
- 4.103 The site is located 1.3 miles from J3 M6 however the site is accessed through the residential area along Ironbridge Way and Channel Way. The nearest bus stop is located on Blackhorse Road, 0.4 miles away, which provides services between Nuneaton and Walsgrave.
- 4.104 Unit 4 has a vacancy of 3,767 sqft of office space on the first floor advertised by Holt Commercial at the time of the site assessments.
- 4.105 **Recommendation: This is a good quality site which supports local employment. It should continue to be protected through policy for E(g), B2 and B8 uses.**

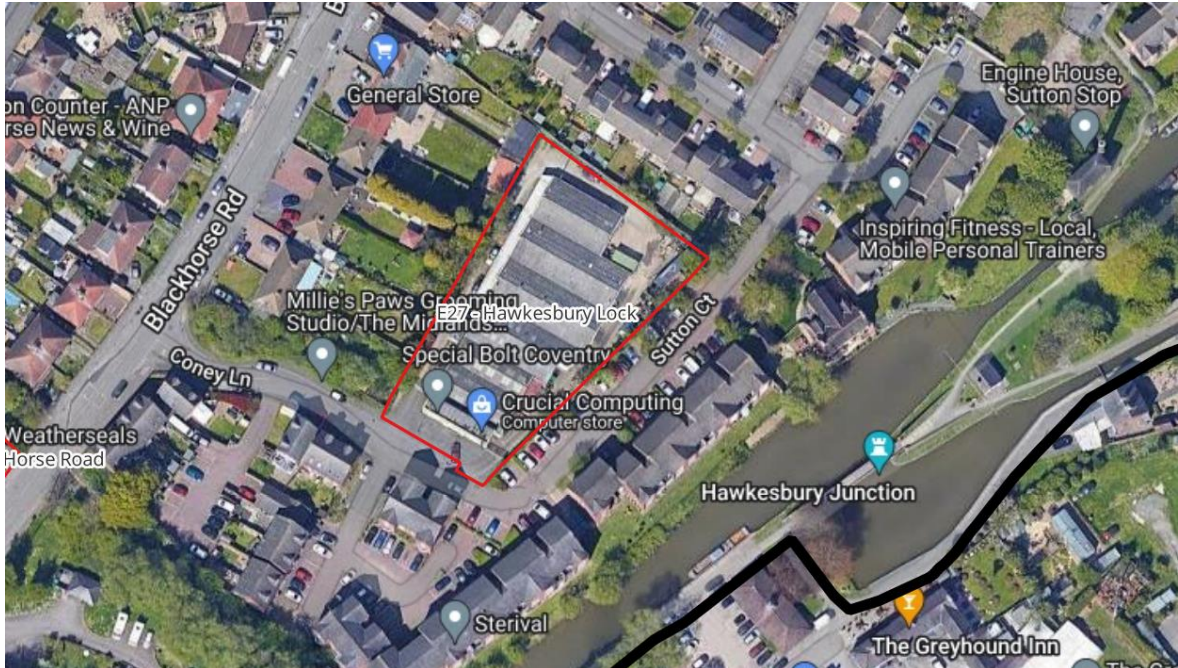
Blackhorse Road, Hawkesbury Village – E26



- 4.106 A single occupier site occupied by local industrial business, Plastech Weather Seals Ltd. The site is 0.23ha. The site contains a 1970s two-storey office unit at the front with an industrial unit to the rear. The unit has a small yard space at the front and to the side of the building, used for parking and open storage. The side passage is narrow and not suitable for HGV access.
- 4.107 The site is located in the centre of a residential area, adjacent to housing on either side. The units are accessed off of Blackhorse Road. There is limited activity occurring on the site and so current use is not disruptive.
- 4.108 The site is located to the north of the M6 in Hawkesbury Village. The site is 1.5 miles away from J3 M6. There is bus stop directly outside of the site, served by routes 78 and 78A travelling to Nuneaton and Walsgrave.
- 4.109 **Recommendation: The existing policy position in the 2019 Borough Plan whereby this site is not protected for employment purposes, and considered suitable for alternative uses is considered to remain appropriate. Nonetheless it remains actively used by a local business**

and should only be considered for redevelopment should the existing business relocate and vacate the site.

Hawkesbury Lock, Hawkesbury Village (E27)



- 4.110 Hawkesbury Road is located off Coney Lane, in the centre of a built up residential area. The site is 0.28ha. The units are primarily 1970s and of poor quality. The surrounding houses have been built recently and the site has become isolated as an employment site as a result of this.
- 4.111 Despite the low quality of the site, the stock remains actively used by local SME business. SB (Cov) Ltd a manufacturer of special components operates all units.
- 4.112 Units have a dedicated 10 parking spaces however there is evidence of overflow parking onto the streets around. The site is not appropriate for HGV access due to narrow roads surrounding and lack of turning space and loading area.
- 4.113 There is a nearby bus stop on Blackhorse Road, serviced by route 78 and 78A between Nuneaton and Walgrave.
- 4.114 Recommendation: The existing policy position in the 2019 Borough Plan whereby this site is not protected for employment purposes, and considered suitable for alternative uses is considered to remain appropriate. Nonetheless it remains actively used by a local business and should only be considered for redevelopment should the existing business relocate and vacate the site. Should the site become available, residential redevelopment would be most appropriate.**

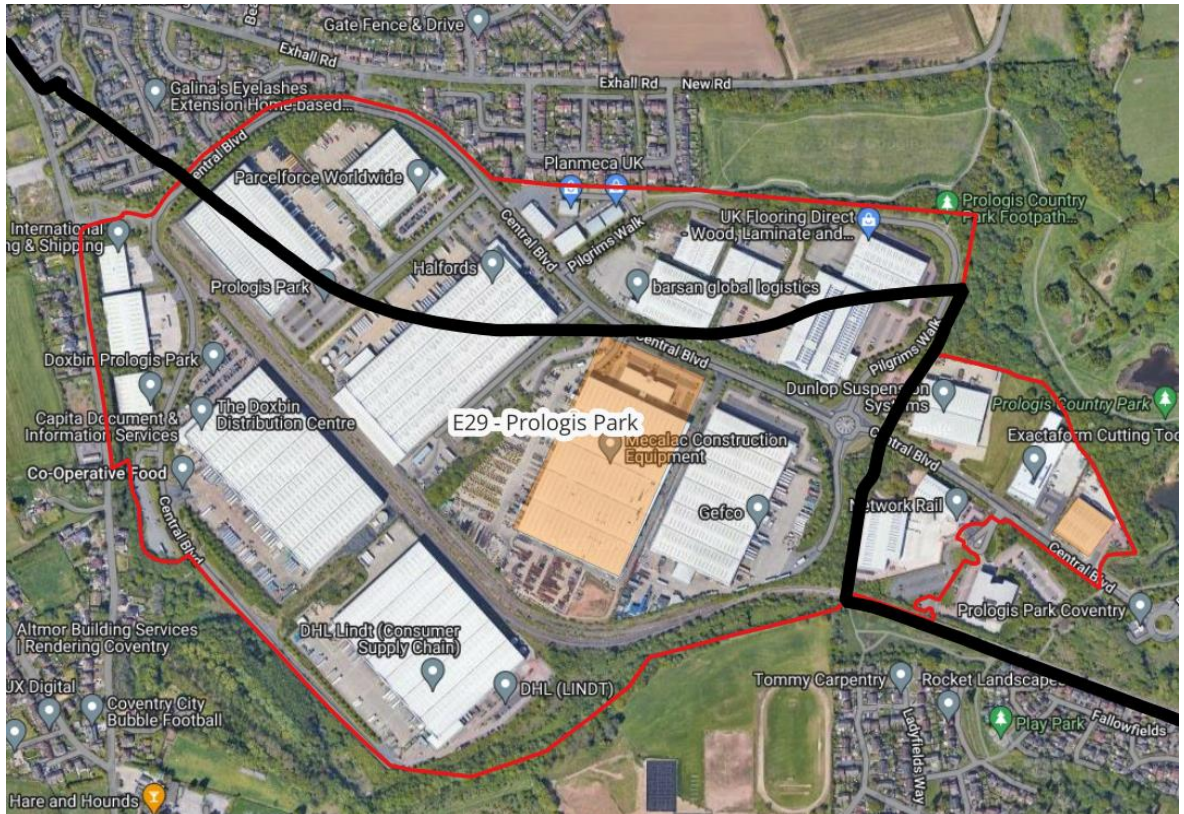
Gallagher Business Park, Longford (E28)



- 4.115 Gallagher Business Park is an established industrial estate with a range of B2, B8 and retail uses located adjacent to the A444. The stock is a mix of 1980s, 1990s and post 2000s. Occupiers include The Trade Centre UK (car dealership), Yodel crossing docking facility, Mecalac Construction Equipment, IMK Automotive, Zoom Print and Display.
- 4.116 The site is 9.88ha. The site is split into two sections – larger western area of 8.17 ha and smaller eastern site of 1.71 ha which contains smaller units. The site wraps around Sowe Meadows.
- 4.117 The site is located to the southwest of the study area on the A444 however the entrance can only be accessed when travelling southbound. If travelling northbound a U-turn must be made on the J3 M6 roundabout. This will limit its commercial attractiveness to some businesses.
- 4.118 The site is approximately 1 mile from Coventry Arena railway station which is serviced by the Nuneaton to Leamington Spa line. There are no bus stops at the site.
- 4.119 Some onsite parking is available however there is evidence of on-road parking issues. Road access to eastern side of park narrows and restricts HGV access. The environment is average with some littering issues and poor quality pavements. The site is in close proximity to residential areas to the east on Rowley's Green Lane.
- 4.120 At the time of the site assessments, Unit 2, Silverstone Drive in the north section of the site is advertised with 1,736 sqft of vacant space.

4.121 **Recommendation:** The site is generally well-occupied and should be retained as an employment allocation. It is suitable for E(g), B2 and B8 uses.

Prologis Park, Keresley (E29)



4.122 The 66.2 ha site is split across the Nuneaton and Bedworth/Coventry local authority boundary. The proportion of the site within Nuneaton and Coventry is approximately 21.6ha.

4.123 The site is a business park located in the south of the study area which is predominantly managed by Prologis. Most of the site is large scale, post-2000s units, with nearly half the units exceeding 100,000 sqft and a focus on distribution activity. Occupiers include British Gas, Dunlop, Network Rail, Parcelforce and Halfords.

4.124 The site is a well landscaped good quality environment with on-site security provided. There are some rail-served units in the Coventry boundary.

4.125 Entrance to site is 2 miles from M6 junction 3, accessed via A444. Road access is adequate for HGVs. The site is served by the number 55 and 55a bus routes, providing services to Hinckley and Nuneaton via Bedworth. The nearest station is Coventry Arena which is 1.5 miles away, providing services between Nuneaton and Leamington Spa.

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- 4.126 Most units have HGV parking and servicing bays and dedicated employee/visitor parking for each unit.
- 4.127 At the entrance of the site to the west, the unit that was previously on plot J3 has been demolished after a fire, leaving approximately 0.45 ha of vacant land. This is the former RAM Enterprises site. There do not appear to be any recent planning permissions relating to this site.
- 4.128 Plot DC10, previously occupied by Terex and Kumo Holdings according to CoStar, is currently vacant. The unit is being refurbished. An application was submitted in April 2023 for the retention of unit for B1, B2 and B8 purposes and erection of two storey side extension (PL/2023/0000735/RVC). The unit is 304,149 sqft. This however lies within Coventry City Council's administrative area.
- 4.129 The 2019 Borough Plan allocates land to the north of the existing site through Policy EMP3 – Prologis Extension. This is considered in Section 5 of this Report. Ashbrook Court is also addressed separately.
- 4.130 **Recommendation: This is a high quality employment site providing particularly for large businesses, and providing a high quality and well managed environment. It should continue to be protected through policy for E(g), B2 and B8 uses.**

Bermuda Business Park, Nuneaton (E30-32)



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- 4.131 The Bermuda Business Park is split into two sections by the A444 running through the park. Both sections focus on big box distribution. The total site area is 94.72ha.

Eastern Area

- 4.132 The eastern side is 18.06ha and contains approximately 12 units, mostly good quality 1990s mid sized with the exception of a newer 230,000 sqft unit occupied by Hello Fresh. Other occupiers include Booker Wholesale, Bloom & Wild, Tuffnells Parcels and Univar Solutions. There is also a Council depot within the site. To the north of the site there are some smaller light industrial units of around 20,000 sqft in size.
- 4.133 Access to this side of the site will be improved through the delivery of a new bridge over the A444, which will link St George's Way and Barling Way, and was under construction at the time of the site assessments. This forms part of the wider Bermuda Connection Scheme.³
- 4.134 All units have dedicated parking areas and some degree of yard space. HGV access to the site is suitable. The environment is excellent and the infrastructure is of good quality with clear evidence of recent improvements.
- 4.135 The site is well-occupied and there is no evidence of vacancy. The land that can be seen in the northwest of the site is used for open storage for construction materials.

Western Area

- 4.136 The western side of the site is 76.66ha and has a focus on big box logistics and retail units focused on the Bermuda Leisure Park. Key occupiers include Ford Car Sales, Unipart Logistics, GXO, Best Way, RS Components, Saputo Dairy, Park Sheet Metal and DX Express. On the west side of the site there is a heavier construction focus with prevalent open storage; occupiers include Hanson Cement, MAC Contractors, TIP trailer rental and SLAM Transport. In the south of the park there are leisure uses/ amenities such as a gym, cinema, a hotel and a range of fast food restaurants.
- 4.137 The units are of excellent to good quality, mostly 1990s or post 2000s stock with some 1980s units on the west side. Units have dedicated parking and HGV loading bays however there was some evidence of HGV parking along the road within the site. The sites environment is excellent and well kept.
- 4.138 The site is fully built out with no vacant land. The Evri Unit on St David's Way / Hamilton Way (75,422 sqft) appeared to be vacant at the time of the site assessments; however it is not currently

³ <https://www.warwickshire.gov.uk/bermudaconnection>

advertised. It appears that Evri/ Hermes Distribution own the freehold for the site and appear to be retaining the site for their own use.

- 4.139 Overall, the business park has a recently delivered train station Bermuda Park, offering services between Nuneaton and Leamington Spa on an hourly basis. The site is highly accessible and can be accessed off the A444, providing less than a 5 minute drive time to J3 M6, 2.8 miles away. There is also a new access over the A444 currently under construction to serve the north of the site.
- 4.140 **Recommendation: This is a high quality employment site providing particularly for large businesses, and providing a high quality and well managed environment. It should continue to be protected through policy for E(g), B2 and B8 uses. The Council might wish to give consideration to adjusting the site boundary to exclude the retail park located to the south of St David's Way. The regeneration and intensification of the western most side of the employment area should be supported.**

Eliot Business Park, Nuneaton (E31)



- 4.141 Elliot Business Park is 6.18ha in size and has a focus on commercial offices and car showrooms such as Vauxhall and Drive Direct. Holland Barratt headquarters are located in the south of the site. The overall environment is good quality.

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- 4.142 Offices in the north of the site are within a modern gated courtyard development. Occupiers include GRS, RSS and St Johns Ambulance. The site has SME space in Bermuda Innovation Centre which is managed by Warwickshire Business Centres.
- 4.143 The units are all good quality and are a mix of 1990s and post-2000s stock. The site borders residential to the south, George Eliot Hospital to the north, the A444 to the east and Bermuda Phoenix Recreation Ground to the west.
- 4.144 All units have dedicated parking spaces and there is a large two-storey car park in the south of the site. Despite this there is some overspill on street car parking. The roads are suitable for HGV access although units do not have HGV loading bays.
- 4.145 The site is highly accessible off the A444. The site is within walking distance of the Bermuda Park station, 0.6 miles away. The site is also served by the bus stop at the George Eliot Hospital providing services to Nuneaton, Attleborough and Coventry, Keresley and Exhall by routes 1, 2, 20, 56, 78, 79 and 228. Access will be improved through the delivery of the new bridge and wider Bermuda Connection Scheme⁴.
- 4.146 There is 20,082 sqft advertised as available in Discovery House at the time of these site assessments. In addition floorspace of between 100 sqft to 3,000 sqft are being advertised online at the Innovation Centre. Nonetheless this is one of the new locations in Nuneaton where there is concentration of modern commercial office floorspace and is of strategic significance in providing this. There is no evident further development potential evident.
- 4.147 **Recommendation: This is a good quality employment site which provides modern office floorspace. It should continue to be protected through Policy for E(g) and employment-generating sui generis uses.**

⁴ <https://www.warwickshire.gov.uk/bermudaconnection>

Hazel Way, Nuneaton (E33)



- 4.148 This is a 8.6ha industrial estate with a quiet feel and low level of activity located in the centre of a residential area, with housing to the north and south of the site.
- 4.149 Units are mostly double height warehouse/industrial units built in the 1980-90s. In the west of the site there is large manufacturing unit (157,260 sqft) occupied by Ifco and RCI. Other occupiers include Arbury Coachworks, County Building Supplies and Tippers builders merchant.
- 4.150 The building stock is generally poor quality and there is significant evidence of open storage. Some units have dedicated parking and HGV loading bays however there is evidence of roadside HGV parking.
- 4.151 The site is close to A444, however can only be accessed through residential areas and is therefore not currently suitable for businesses generating high levels of HGV traffic. However this should be alleviated by the new bridge currently being built over the A444 connecting St George's Way and The Bridleway and associated road improvements – the Bermuda Connection Scheme⁵ - which will

⁵ <https://www.warwickshire.gov.uk/bermudaconnection>

improve access to the site and its market attractiveness. The site is serviced by the 41 bus route towards Nuneaton.

- 4.152 There is a vacant plot in the centre of the site to the south, approximately 0.8ha. At the time of the site assessment this appears to be used for temporary storage. There is an approved proposed development (REF 038948) for a 1,657 sqm (17,836 sqft) Royal Mail Distribution Office. It is realistic for the site to be developed in the short term.
- 4.153 **Recommendations: The commercial attractiveness of this site will be improved through delivery of the Bermuda Connection Scheme which will improve access to the A444 and the market attractiveness of the site. Rather than the current policy approach of supporting alternative uses, Iceni consider that given the retention of employment uses should be supported and the site protected in policy for E(g), B2 and B8 uses. Investment and upgrading of the built stock and environment should be supported.**

Tenlons Industrial Estate, Nuneaton (E34)



- 4.154 A 4.14ha local industrial estate comprising a mix of B class uses, but heavily focused on auto repair and SMEs businesses. Occupiers include Travis Perkins, Impact Boxing, and a range of vehicle repair workshops.
- 4.155 Units onsite are generally relatively dated, from 1960-70s, and the environment quality is average/poor.

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- 4.156 The site is surrounded by residential on all sides and there is evidence that pedestrians use footpath through the site as a through route.
- 4.157 The site can be accessed off the B4112 and there is a bus stop on the main road served by routes 41 and 42 travelling between Nuneaton, Atherstone and Birchley Heath. Units tend not have dedicated parking and there is evidence of significant on-street parking causing roads to become narrow and constraining HGV access.
- 4.158 The units are generally well occupied, however there is some evidence of encroachment of non B-class uses such as beauty salons.
- 4.159 Recommendations: Policies should continue to protect this site for employment uses in the E(g), B2 and B8 classes, and employment-generating sui generis uses. The policy framework should encourage investment to this site.**

Hauchwood Park Industrial Estate, Galley Common (E35)



- 4.160 A local industrial estate located in the rural area of Galley Common. Stock is 1980-90s mid-sized units of average quality. The site is 6.19ha in size.

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- 4.161 The main occupiers are Ivor King (pilling) and Unifabs (sheet metal). The estate also includes a number of smaller businesses as well including MGT Motor Sport, T2 display and Colbek Systems. Unifabs has a significant amount of open storage and there is a large car park in the east of the site belonging to Ivor King.
- 4.162 Road access within the site is wide and HGVs serve most units. Businesses have dedicated unit parking and there is a small amount of on-street parking. The site is adjacent to a new build residential development to the north.
- 4.163 The site is located 4.5 miles outside of Nuneaton and is only accessible by B-roads due to its rural location. However, the site is well used site with good levels of activity and no evident development potential.
- 4.164 Recommendation: It is recommended that the site is maintained as an employment designation suitable for E(g), B2 and small scale B8 uses. It plays an important role in providing local employment opportunities.**

King Edward Road, Nuneaton (E36)



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- 4.165 The site is 0.73 ha in size. It site contains a high quality post-2000 modern industrial unit and a 0.2ha plot of vacant land in front of the unit. The unit is occupied by CJS Safety Systems.
- 4.166 The site is located west of Nuneaton Town Centre, opposite the King Edward College and is adjacent to residential to the north and south, backing onto the railway line at the rear. The units are accessed via a narrow lane shooting off King Edward Road which is not suitable for HGV access to lack of turning space.
- 4.167 The site has a yard area surrounding the unit providing on-site parking. It is highly accessible by public transport due to close proximity to Nuneaton railway station.
- 4.168 Whilst there is an area of vacant land on this site, as shown in the plan, it is a tightly constrained site, both in terms of access and adjacency or residential uses along King Edward Road. We do not consider that the site offers potential for further employment development. This land appears to be owned by Hollybush Property Developments Limited. An application for residential development was submitted in 2016 but withdrawn before determination.
- 4.169 **Recommendation: It would be appropriate on this site to protect the current modern commercial building through policy but we consider that the adjoining land does not offer potential for further development and the site boundary should therefore be amended to exclude this.**

Justice Centre and Old Vicarage – E37



- 4.170 The site is 1.25ha in size . The north of the site contains a modern post-2000s office development containing the Warwickshire Justice Centre and a police station and an adjoining pre-1970s industrial/retail unit occupied by Halfords. The Justice Centre has a car park to the rear and there is also a public car park on Wheat Street opposite. The south of the site contains the Old Vicarage, a two-storey 17th century listed office building, recently refurbished, predominantly occupied by AR Cartwright Construction. There is dedicated on-site parking, however this is limited.
- 4.171 The site falls within the Town Centre boundary. It is well occupied and has a very good quality environment. The site is directly accessible off of the A444 and located within close proximity to Nuneaton Town Centre to the south east. The site is within a 5 minute walk of Nuneaton railway station and has access to the bus routes that service the Town Centre.
- 4.172 The Old Vicarage site received outline planning permission in 2017 (35027) for a 3-storey office building providing c. 2,619 sq.m on the land across the car park opposite the Vicarage and reserved matters (36833) were approved in July 2020 however construction has not commenced. This extant consent is due to expire in July 2023.

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- 4.173 If the planning permission at the Old Vicarage is built out there is no more land available for further development.
- 4.174 Opposite the site, to the west of the A444, there is a vacant unit with a vacant adjacent plot that should be considered for development. An application for mixed use redevelopment of this area has been submitted by Warwickshire Property & Development Group which includes provision for new library and business centre together with 65 units (Ref 039175).
- 4.175 **Recommendation: the Council should consider the boundary of this site. The Justice Centre represents an F1(g) use, which is for law courts, and it might not be appropriate for it to be included alongside other sites focused on E(g), B2 and B8 uses. The Old Vicarage should be retained given its role in providing office floorspace for local SMEs and a lack of an alternative provision in/around the town centre.**

Anker Street, Nuneaton (E38)



- 4.176 A 0.41ha site located in a residential area to the south east of Nuneaton Town Centre. The previous units have been demolished and the site is now a yard occupied by Jordon Farrington Commercials Vehicle Hire used for open storage of vehicles.
- 4.177 The site is accessed from King Edward Road opposite King Edwards College. Commercial use of the site has the potential to create road safety issues. It is also surrounded by residential uses and commercial use of the site has the potential to impact on residential amenity.

4.178 The site is highly accessible by public transport – 0.6 miles from Nuneaton railway station and serviced by bus routes 1, 56, 74 (A, B and S) and 241 travelling to Coventry and Attleborough. Both Anker Street and King Edward Road have significant on-street parking and are not suitable for HGV access or high levels of traffic.

4.179 **Recommendation: It remains appropriate to continue to treat this site as one which is suitable for alternative uses, and we do not consider it appropriate that it is protected for employment uses – in particular due to the adjacent to and potential impacts on residential activities.**

Newtown Road, Bedworth (E39)



4.180 Newton Road is a small site located west of Bedworth Town Centre. The site is 0.39ha. The site contains a 1970s office unit at front and a Victorian-era industrial unit to the rear. The units are dated and of poor quality, with many windows boarded up.

4.181 The site is occupied by Toye Kenning and Spencer, a supplier of school uniform, jewellery, medals etc. The unit contains offices, storage and manufacturing space with dedicated car parking to the rear. The site is not suitable for HGV access due to narrow lane.

4.182 The site is well connected by public transport, located just 1 mile from Bedworth train station and there are bus stops on Newton Road served by routes 52, 56, 56B and 79 travelling between

Coventry, Keresley, Nuneaton, Bedworth and Exhall. The site is 1.5 miles from J3 M6, accessed via the A444.

- 4.183 **Recommendation: We concur with the approach in the 2019 Borough Plan which is that this site should not be protected for employment development. If the site becomes vacated (either as a whole or in part), it would be suitable for redevelopment for alternative uses.**

Hope Aldridge Business Centre, Nuneaton (E40)



- 4.184 The site is located to the north of Nuneaton Town Centre, well located just off the A444, 0.8 miles from Nuneaton railway station. The north of the site backs on to the residential area along Glenfield Avenue. The south of the site borders Change Brook and the Coronation Walk park area. The site is 0.23ha in size.
- 4.185 Hope Aldridge is a courtyard small business centre of 0.2ha catering for quasi retail uses including Isla B bridalwear, Wags dog grooming, Treads car tyres and Chic health and beauty. The stock is dated, pre 1960, one storey units with some modern extensions which are generally well-maintained.
- 4.186 There is limited parking available for customers and staff (3-5 spaces per businesses), this leads to congestion in the yard area. There is no capacity for HGV access and loading would have to occur on the roadside.
- 4.187 The site is owned by a single landowner (Nuneaton Property Company).

4.188 Recommendation: Generally, the site has a role in supporting small business activities, is well occupied with no vacancy, however it is not necessarily beneficial to protect as an employment site for E(g), B2 and B8 uses. The current on-site activities are focused on broader E-class uses.

Weddington Road – E41



4.189 The site has recently been redeveloped for an Aldi supermarket. The site is 0.68ha. The site is located to the north of Nuneaton Town Centre and is accessed off the A444, providing linkage to the A5. The site has a large customer car park and space for HGV loading. The unit is post-2000s and of high quality. The general environment is very good.

4.190 The site can be accessed via rail; and bus route 3 travelling between Weddington and Nuneaton serves the site.

4.191 Recommendation: The employment designation should be removed from this site as it has been developed as a retail foodstore.

Ashbrook Court, Keresley – E42



- 4.192 The site is 1.87 ha and comprises of a three storey post 2000s office block in generally good conditions with surface car parking.
- 4.193 The site is located within Prologis Park and is approximately 2 miles from M6 junction 3. Road access is adequate for HGVs. The site is served by the number 55 and 55a bus routes, providing services to Hinckley and Nuneaton via Bedworth. The nearest station is Coventry Arena which is 1.5 miles away, providing services between Nuneaton and Leamington Spa.
- 4.194 At the time of the site assessments, Ashbrook Court was vacant. It is advertised as vacant providing 50,500 sq.ft (4,692 sq.m) of Grade A office space which is lettable on a whole building or single floorplate basis. Refurbishment of the common areas has recently been completed.⁶
- 4.195 Opposite is two post 2000s units occupied by Network Rail.

⁶ <https://search.savills.com/property-detail/gb0437164533>

4.196 Recommendation: The site should be retained as an employment site for Grade A office space. It should be protected through policy for E(g) use not least as it one of the few examples of Grade A office space in the Borough.

Tuttle Hill, Nuneaton (E43)



4.197 The site is 0.54ha in size. The industrial units on this site have been demolished and a three storey, 66 care home for older persons (Ref 038855) is currently under construction. The earthworks are underway and concrete cores had been constructed at the time of the site assessments. Work is being carried out by LNT Construction.

4.198 The site is located to the northwest of Nuneaton and is accessed from Tuttle Hill. The site is surrounded by residential.

4.199 Recommendation: The employment designation on this site should be removed, reflecting the site's current redevelopment for a care home.

5. 2019 BOROUGH PLAN ALLOCATIONS

5.1 This section of the report moves on next to consider the 2019 Borough Plan allocations. We consider the current progress of development on the allocated sites, and the expected progress – informed by engagement, where appropriate, with site promoters/ developers which Iceni has undertaken in preparing this report.

5.2 The sites considered within this Section are allocated for employment development in the Borough Plan 2011-31, which was adopted in 2019. Alongside the site specific policies for these sites within the Plan, the Council has prepared a number of site-specific Concept Plans which it has adopted as Supplementary Planning Documents. These are accessible from the following link:

https://www.nuneatonandbedworth.gov.uk/downloads/download/629/supplementary_planning_documents

Faultlands, Nuneaton – Site EMP1



5.3 This is a 26.43 site located to the east of Coventry Road and Bermuda Business Park, known as Faultlands Farm. To the south of the site is Griff Quarry and to the north is Griff Hollows woodland (with residential beyond). The site is currently under construction/part operational.

5.4 The site is accessed off Coventry Road which is suitable for HGV access. The site has excelled public transport accessibility due to its proximity to Bermuda Park train station.

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- 5.5 Up to 92,904 sqm of B2 and B8 floorspace received outline planning permission in November 2020 (REF:034901) and reserved matters were approved in Spring 2022 (Refs 038406 and 038687). The site consists of two units of 20,098sqm and 72,722sqm GEA. The smaller building has office frontage which was operational during site visit whilst the larger warehousing unit is still under construction.
- 5.6 Engagement with the developers revealed that on average there will be approximately 600 employees on site, varying throughout the year due to the 3PL nature of occupier – Rhenus Logistics. The site has a large employee car park. The site is planned to be fully built out and occupied by summer 2023.
- 5.7 **Recommendation: The site is part completed with the remainder under construction. It offers no further development potential beyond this. It should be protected as an employment site for E(g), B2 and B8 uses.**

Wilson's Lane, Bedworth – Site EMP2



- 5.8 A greenfield, strategic employment site which is allocated for mixed-use development to provide 18ha of employment land and 73 dwellings. The site sits across the local authority boundary with Coventry, with a majority of the site in Nuneaton and Bedworth. Including the residential element, the total site size is 23ha.
- 5.9 The Borough Plan site allocation policy (EMP2) sets out that development will be expected to:

- Locate larger B2 and B8 uses to west of the landscape corridor on lower ground and small scale development on higher ground;
- Provide wayleave for electricity pylons through the site;
- Provide transport improvements/new junction upgrades on Phoenix Way;
- Financial contributions towards management and enhancement of wildlife areas to south of site, developer contributions towards diverting existing bus services into employment site and to secure the provision of bus infrastructure at prominent locations within the site; and
- Retain section of public right of way, provide ecological enhancements and maintenance to River Sowe and a number of landscaping measures.

5.10 L&Q Estates submitted a cross-boundary planning application in 2020 (to NBBC and Coventry City Council) for the demolition of existing buildings and the erection of up to 73 dwellings and 55,750 sqm of employment/commercial floorspace (comprising of 50,000 sqm of B8 use including 2,500 ancillary E(g)(i) office and 5,750 sqm of B2/B8/E(g)(iii) floorspace including 300 sqm ancillary E(g)(i) office. The employment component of the site is 19.09 ha in size.

5.11 The site received outline planning permission (037237) from Nuneaton and Bedworth in March 2023 however planning permission was refused by Coventry City Council (OUT/2020/1505) on the grounds that the scheme fails to provide adequate mitigation and management safeguards to ensure that the overall development will not generate significant movements and create parking pressure on surrounding residential streets to the detriment of the amenities of occupiers of surrounding dwellings and highway safety.

5.12 The residential development sits to the south of the employment site, to the east of Gallagher Business Park. The local plan states ancillary B1(a) office uses should be focussed in eastern part of site, adjacent to existing and proposed residential with B2 and B8 focused to the western part of the site.



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- 5.13 The employment site is accessed via B4113 which is within Nuneaton and Bedworth. Despite the majority of the development falling within Nuneaton and Bedworth, the employment element cannot be built out without the consent from Coventry City Council due to pedestrian access, cycle access and emergency access being provided via Wilsons Lane, within the Coventry City boundary.
- 5.14 There is an overhead power line (400kV) running in an east-west direction in the northern part of the site which is avoided by developing to the south of the site and locating the employment parking underneath.
- 5.15 The site is controlled by a developer who has shown a commitment to bringing forward development and which a track record of delivery of similar schemes (L&Q were formally Gallagher Estates). Through engagement with L&Q, we understand that they are appealing the CCC application refusal, with an appeal date scheduled for early August 2023.
- 5.16 We understand from L&Q Estates that there has been extensive market interest in the site. Once the site has implementable planning consent, the development will be market and an occupied-led development is expected. The masterplan within the planning application includes a layout and a land use plan which envisage a B2/B8 focused development with ancillary E(g) office floorspace. This seems realistic given the demand profile in the Borough.
- 5.17 **Recommendation: We would recommend that this site is retained as an employment allocation in the Borough Plan Review. It provides potential for up to (a maximum of) 55,750 sq.m of employment floorspace in E(g), B2 and B8 use. Subject to the upcoming appeal, the site provides the potential for delivery of modern employment floorspace in the short-term.**

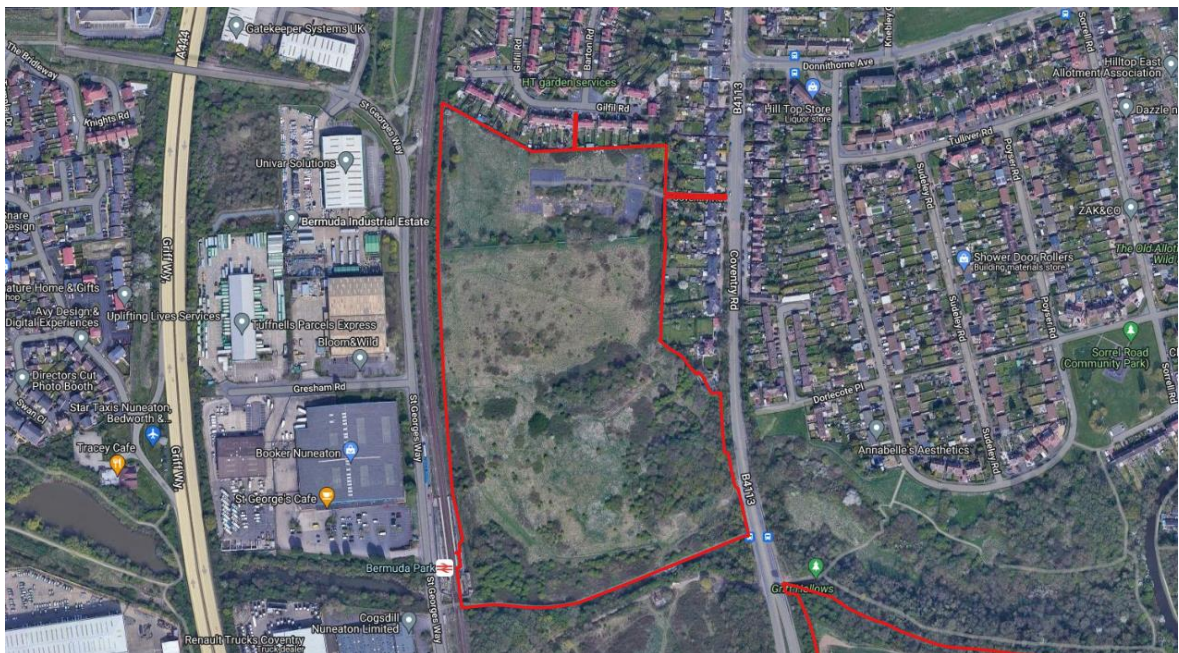
Prologis Extension, Keresley – Site EMP3



- 5.18 The site is 5.3ha in size and allocated for E(g), B2 and B8 uses to extend the existing Prologis Keresley employment park. The site is a generally flat, greenfield site with vegetation and trees around perimeter and centre of the site is open grassland. A number of footpaths cross the site. Overhead power lines traverse the western end of the site.
- 5.19 The site borders residential to the west, Prologis Park to the south and greenfield to the north and east, cut through by New Road. The site has good access by public transport and good, located within close proximity to J3 M6. Access to the site can be provided off Pilgrims Way within Prologis Park. Pilgrims Way is suitable for strategic access.
- 5.20 Policy EMP3 in the Borough Plan 2019 requires:
- Building height restricted to 15m;
 - Provision of habitat creation and enhancements to conservation status of great crested newts and ensure no loss of biodiversity;
 - New car park for country park and access off New Road;
 - Retention/enhancement of landscape screening on all boundaries; and
 - Vehicular access to be provided on Pilgrims Walk.

- 5.21 The site received outline consent for 25,000 sqm in July 2022 (038023). The developable area (as shown on the parameters plan) is 3.58 ha. Engagement with developers revealed that two Reserved Matters schemes are being considered in tandem, one a single large unit (c. 14,000sqm) and another two smaller units (c6,000sqm and c.7,000sqm), with the potential for additional mezzanine space, in order to provide flexibility to respond to occupier demand. The agent indicated that these applications are under preparation and due to be submitted to the Council in the near term.
- 5.22 The intension is that delivery of the development, should the consents be granted, will be occupier-led rather than speculative build. Delivery of the site is estimated to be in Spring 2024.
- 5.23 **Recommendation: Planning applications are coming forwards to progress delivery of this site. We consider it would however be appropriate to retain and roll forward the existing site allocation for this site, and/or to adjust the site boundary of the Prologis Park Keresley to include the land. E(g), B2 and B8 uses are appropriate, but market demand means B2/B8-led development is likely. The site provides the potential for hill employment development in the short-term.**

Coventry Road, Nuneaton – Site EMP4



- 5.24 This site is a 9ha employment allocation in the 2019 Borough Plan for B1, B2 and B8 uses located to the west of Coventry Road (B4113). The site is currently a vacant, greenfield site which is wooded around the perimeters and grassland in the centre.

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- 5.25 The site has quite steep topography and rises to the north. Due to its hilltop location, units on the site will be highly visible and landscape and visual impact is therefore an important consideration for any development scheme.
- 5.26 To the south of the site is a landfill, not currently in use; whilst to the north of the site is residential uses; and the west of the site is the railway line with Bermuda Business Park beyond that.
- 5.27 The site has strong public transport accessibility and can be accessed by rail via Bermuda Park station or by the bus stop on Coventry Road. Development of the site would likely require a new site access to be constructed from Coventry Road such as a new signal-controlled junction or roundabout. There is a footpath running between Coventry Road and Bermuda Park station.
- 5.28 The current Borough Plan site allocation policy requires:
- Upgrading access onto Coventry Road; and financial contributions to highway works within the A444 corridor, contributions towards delivery of biodiversity enhancement on land to the south of Centenary Way, reopening of the culverted Griff Brook, delivery of an area wide green infrastructure supplementary planning document promoting species movement along green corridors; and
 - Creation of cycle path link between Bermuda Station and Coventry Road and contribution to crossing of Coventry Road.
- 5.29 There are currently no planning applications on the site. Based on discussions with the agent for the site promoter in June 2023, we understand that an outline planning application is under preparation, with potential for up to 22,000 sqm of employment floorspace. This is currently due to be submitted to the Council in Autumn 2023. The site is controlled by Arbury Estates who intend to market the development in due course with outline consent.
- 5.30 Recommendation: This site remains an extant allocation, but the landowner is intending to bring forward an outline application for development in the short term and it therefore provides potential to support employment development in the medium term. E(g), B2 and B8 uses are appropriate. The site provides the opportunity to accommodate a range of unit sizes.**

Longford Road, Bedworth – Site EMP6



- 5.31 This is a 2.06ha allocated site, adjacent to the M6 and Longford Road. The site sits opposite the Grovelands Industrial Estate and is adjacent to the M6 motorway. 400kV overhead power lines cross the centre of the site running west to east. To the west is greenfield land, however this is designated as a strategic housing site for 220 dwellings (HSG6).
- 5.32 The 2009 Borough Plan requires the strategic employment site to deliver:
- Transport improvements/new junction onto Longford Road and associated upgrades; and
 - Financial contributions towards highway infrastructure works within Bedworth area, contributions towards Sustrans cycle route on Longford Road/Coventry Road, contributions towards informal open space for management and maintenance arrangements.
- 5.33 The site - branded 'Exhall Gate' - is currently under construction. The site received full planning permission (REF: 037021) on 24/12/2021 for employment development of 6,953sqm of B1, B2 and B8 uses with associated parking, access and landscaping. Plans indicate the development consists of four units (18,600 sqft, 27,500sqft, 13,500 and 14,627 sqft), three of which will each be subdivided into three units. External works will create a designated service yard for units 1 and 2 and a shared service yard for units 3 and 4, and 84 car parking spaces. Boards outside of the site advertised that units will be ready for occupation between August-October 2023.

- 5.34 **Recommendation: delivery of this site is underway with development expected to be completed in the 2023/4 monitoring year. The site will provide modern commercial floorspace. It would be appropriate to identify this as an existing employment site and protect it through policy, for E(g), B2 and B8 uses. The will deliver employment development in the short-term.**

Bowling Green Lane, Bedworth – EMP7



- 5.35 The site is an 19.89ha greenfield site which was allocated for employment development in the 2019 Borough Plan. The site is fairly flat and gently slopes in the southeast corner. It is traversed by 32kV overhead power lines which run along the site boundary.
- 5.36 The site is bordered by the M6 to the south and residential to the north and east. There is a primary school on the border at the north east of the site. The site is prominent and will be visible from the M6. There is currently a Renault Truck Dealer on the western edge of the site.
- 5.37 Due to the site's proximity to M6 there is an opportunity for the site to accommodate large distribution units, subject to visual and landscape impact and appropriate access. Site access would be provided opposite School Lane/Bowling Green Lane. A buffer would need to be provided to shelter adjacent residential and educational uses.
- 5.38 Key development principles detailed in the 2019 Borough Plan for the site are:
- The site will be developed for B1, B2 and B8 uses;

- The provision of a new junction onto Bowling Green Lane at the School Lane junction with associated traffic lights and any transport improvements/new junction upgrades required;
- Developer contributions including highway infrastructure works, cycle networks, local bus services and bus infrastructure; and
- Provision of landscape buffer along northern and western boundary (15m) and ecological enhancements. Enhanced buffer in southeast to protect Exhall Hall setting.

5.39 An outline application for the site's development has been submitted on 27th April 2023 for outline planning permission for the demolition of all existing structures on site, the development of up to 60,000 sq m of commercial/industrial floorspace (Use Classes B2/B8/E(g)(ii and iii)) including ancillary office space (Use Class E(g)(i)) together with internal access roads, service yards, parking, landscaping, drainage and associated works with all matters reserved (appearance, landscaping, layout and scale) except for access to Bowling Green Lane and the widening of the carriageway of School Lane and associated works (REF: 039611). The applicant is Opus Land (Nuneaton) Ltd.

5.40 The application shows an illustrative masterplan which indicates how the site could accommodate 3 units, of 13,004sqm, 27,104sqm and 14,475sqm, located on the south/ south-western part of the site. This is replicated below for reference purposes. It also shows the location of the site access and off-site highway improvements.



5.41 The submission of the outline application provides evidence of progress towards bringing forward development of the site. It is controlled by an experienced developer which has delivered other commercial schemes in Warwickshire, providing confidence regarding the potential for development in the short-to-medium-term.

5.42 **Recommendation: Planning applications are coming forwards to progress delivery of this site. We consider it would however be appropriate to retain and roll forward the existing site allocation for this site. E(g), B2 and B8 uses are appropriate, but market demand means B2/B8-led development is likely. The site provides the potential for employment development in the short-to-medium term.**

6. SUPPLY-DEMAND BALANCE

Office Floorspace Needs

- 6.1 The Sub-Regional HEDNA identified a weakened office market in the sub-region, influenced by the uptake of virtual telecoms technologies and growth in home and hybrid working, which it anticipated would have a downward impact on future office floorspace needs, and result in a ‘flight to quality’ with demand remaining for good quality space but falling for older, secondary stock.
- 6.2 The HEDNA recommended the labour demand modelling would provide the best representation of future needs for office floorspace, and should be used in determining planning policy requirements. This equated to a modest need for 2 ha of land to 2041, based on forecast floorspace demand for 10,100 sq.m of office floorspace (Table 9.2). A margin of 0.2 ha was then added (Table 11.1), based on 2 years of gross completions data, to generate an overall need for 2.2 ha for office development to 2041.
- 6.3 The NBBC Draft HEDNA runs the same analysis but specifically for the plan period to 2039. This shows a need for 9,300 sq.m of space equivalent to 1.9 ha of land for office development (Table 9.2). With a 2 year margin added the base need (900 sq.m), a total floorspace need of 10,200 sq.m is generated, equivalent to 2.0 ha of land. The margin is included to provide some choice and flexibility in the market.

Table 6.1 Office Floorspace Need 2021-39

	Nuneaton & Bedworth
Office Floorspace Need, 2021-39	9,300
2 Yr Margin	900
Total Floorspace	10,200
Land (ha)	2.0

- 6.4 The modelling is based on a net change in jobs. The NBBC HEDNA however included projections of completions and losses of office space in the Borough. Based on 10 and 5 year trends, this showed a gross need for between 8,100 – 16,100 sq.m of office floorspace. The need shown in Table 6.1 sits within this range. It found that the only major office development over the last 10 years had been the Holland & Barrett HQ at Elliot Park.

Industrial Development Needs

- 6.5 Next we turn to industrial development needs. For general industrial (which includes B2 manufacturing and smaller B8 units) the Sub-Regional HEDNA identified a need for 45.5 ha to 2039

which is based on an analysis of completions data over the 2011-19 period (see Table 9.13 therein) with development for strategic B8 excluded; with the inclusion of a margin based on 5 years based on gross completions data.

6.6 The draft Nuneaton and Bedworth HEDNA also considered employment land requirements over the plan period (2021 – 2039). The draft HEDNA concludes that there is a need for 82.5 ha of employment land of the plan period, including 2 ha to accommodate 10,000 sq. m of office floorspace (as above) and 80.5 ha to accommodate 329,200 sq. m of industrial and warehouse floorspace. Its analysis is replicated below. There is no disaggregation of strategic B8 floorspace within this.

Table 6.2 Industrial and Warehouse Floorspace Need, 2021-39, Nuneaton and Bedworth

	Industrial	Warehousing/ Distribution	I&W Total
5 Year Completions	22,900	220,100	243,000
Margin	12,400	73,900	86,200
Total Floorspace (sq.m)	35,300	293,900	329,200
Ha	7.1	73.5	80.5

6.7 As set out in the TAHR Report, there are two key differences:

a). The draft NBBC HEDNA took account of more recent completions looking at data to 2020/21, whereas the sub-regional HEDNA considered data only to 2019 as this was the only timeframe for which consistent data was available for all of the HMA authorities. Its preferred approach in drawing conclusions for Nuneaton and Bedworth was to project forward a 5 year completions trend (2016-21) whereas the sub-regional evidence considered a 7 year period (2011-19);

b). The draft NBBC HEDNA considered all industrial and warehousing development, whereas the completions trend in the sub-regional HEDNA sought to remove completions related to strategic B8 development which was treated separately. The effect of this was to reduce the completions projection by 19%.

6.8 The TAHR Report recommended that the draft NBBC HEDNA provides a more locally specific assessment of future needs, consider more up-to-date data on employment land completions in drawing conclusions on the industrial and warehouse need; and seems appropriate in a Borough-context given the evidence of supply constraints in the earlier part of the period considered as reflected in the Borough’s previous employment land evidence. In addition, it includes some provision, in line with past trends, for contributing to the sub-regional need for strategic B8 warehousing and distribution development.

6.9 The report recommended that the Borough Plan Review treats the need for 82.5 ha of employment land (80.5 ha for industrial and 2.0 ha for offices) identified therein as an appropriate minimum level

of provision. The report outlined that it may be appropriate to plan above this level to provide supply-side flexibility and/or if there potential to provide a higher contribution to the strategic B8 warehousing/distribution needs.

- 6.10 A check through the detailed completions data suggests that over the 2016-21 period considered in the local evidence, strategic B8 completions would have comprises one unit: 1 St George's Way in Bermuda Park (21,554 sq.m) which was completed in 2019/20. On this basis and taking account of strategic B8 development as a proportion of overall industrial and warehouse completions between 2016-21, we calculate that of the 82.5 ha identified as needed, the implicit assumption would have been that 19.4 ha of this was for strategic B8 development specifically.
- 6.11 On the basis of the above, the base need for employment land to meet the Borough's own needs to 2039 are:
- 2.0 ha for offices; plus
 - 61.1 ha for general industrial and smaller-scale B8;
- 6.12 Alongside this the expectation, using past trends within previous calculations, was that 19.4 ha of land would be needed to provided for strategic B8. This was considered as a minimum provision.

Table 6.3 Disaggregation of Employment Land Need for Nuneaton & Bedworth, 2021-39

	Hectares
Office Need	2.0
Local Industrial & Warehousing Need	61.1
Strategic B8 Need (min)	19.4
Total	82.5

Unmet Needs

- 6.13 In addition to the Borough's own needs, Icenl note that the 2019 Borough Plan makes provision to meet 26 ha of employment land as a contribution to meeting the employment land shortfall in Coventry, as agreed through the July 2016 Employment Land Memorandum of Understanding (ELMOU). The plan period for the new Borough Plan differs but overlaps with that of the current Borough Plan and the allocations in the 2019 Borough Plan are only now starting to deliver.
- 6.14 The Council will need to engage through the Duty to Cooperate with Coventry City Council, and as appropriate other local authorities in the sub-region, on issues of unmet needs arising.

Sites to be removed from the Employment Land Portfolio

- 6.15 The 2019 Borough Plan evidently identified a number of employment sites which previous studies had found were not fit for purpose and should not be removed from the employment land supply. The calculation in the Plan make provision for replacement employment land provision on the assumption that these sites would be redeveloped for other uses.
- 6.16 This Study has provided an opportunity to review the current status of these sites. It is evident that there have been a limited number of these sites where redevelopment schemes for alternative uses have come forwards – specifically at Weddington Road (redevelopment by Aldi) and Tuttle Hill (residential redevelopment). In addition, the Midland Road site is expected to come forward as a retail foodstore development.
- 6.17 However the position with some of the these sites has changed, or has been re-evaluated reflecting a change in circumstances, such as the delivery of the Bermuda Connection Scheme in the case of the Bermuda Road employment site.
- 6.18 Drawing together the analysis in Section 5, IcenI consider that the sites set out below should continue to be left out of the ‘protected employment sites portfolio’ with policy allowing sites to come forward for redevelopment subject to market demand. There are however evident delivery challenges for a number of these sites, including in a number of cases multiple landownerships thus requiring site assembly for redevelopment schemes to progress; as well as the location of a number of these sites in lower value residential areas which could impact on the commercial attractiveness and viability of their redevelopment. Public funding support may therefore be required to bring some sites forward.
- 6.19 For the purpose of this Study it is however necessary to re-evaluate what ‘replacement’ employment land provision might be required to take account of these prospective losses. IcenI consider that such replacement is required where:
- It is concluded that the sites should not be ‘protected’ for employment in policy;
 - They are actively used now and thus there would be a potential requirement for business relocation.
- 6.20 Where sites are vacant or have no business activity taking place on them now, there is no relocation requirement.
- 6.21 The table below sets out the provision which we considered is therefore necessary to take account of potential employment losses. We consider that provision should be made for 5.35 ha for losses.

Table 6.4 Potential Losses of Employment

Site	Ref	Site Size (Ha)
Aston Road, Nuneaton	E4	0.58
Bath Road, Nuneaton	E5	0.57
St Mary's Road, Nuneaton	E6	1.76
Seymour Road, Nuneaton	E12	1.1
Blackhorse Road, Hawkesbury Village	E26	0.23
Hawkesbury Lock	E27	0.28
Anker Street, Nuneaton	E38	0.44
Newtown Road, Bedworth	E39	0.39
Total		5.35

Overall Employment Land Requirement

- 6.22 Bringing together the above analysis, the headline requirement for employment land is calculated as follows. **A locally-generated need for 68.5 ha (rounded) is identified** made up of the office need and local industrial and warehousing needs, together with provision for replacement of losses and sites to be removed from the portfolio.
- 6.23 If strategic B8 development is provided for in line with past trends, a total employment land needed of 87.9 hectares to 2039 is identified. However this is contingent on the ability of the Council to identify and allocate sites which are suitable and commercially attractive for strategic B8 development. The strategic B8 need shown (19.4 ha) should also be treated as a minimum figure.

Table 6.5 Employment Land Needed – Nuneaton and Bedworth, 2021-39

	Developable Land (ha)
Office Needs	2.0
Local Industrial & Warehouse Needs	61.1
Replacement Provision for Losses/ Sites Removed	5.35
<u>Minimum Local Need Provision, 2011-39</u>	<u>68.45 ha</u>
Indicative Min Provision for Strategic B8 Needs	19.4
Indicative Total Employment Land Needed, 2021-39	87.85

Sources of Supply

- 6.24 A number of sources of supply are identified, specifically:
- Employment land completed in 2021/22;
 - Sites with an extant planning permission;

-
- Existing floorspace where there is evidence of an excess vacancy level;
 - Vacant plots within existing employment areas;
 - Extant employment land allocations; and
 - Windfall allowance.

6.25 We consider each of these in turn below.

2021/22 Completions

6.26 As reported in the AMR, 1.2 hectares of employment land was completed in 2021/22. The net loss of 0.33 hectares was subtracted from this resulting in **a net gain figure of 0.87 ha of employment land**. The detailed of individual sites / developments which make up this figure are set out in AMR Appendix 4.

Extant Planning Permissions

6.27 As at the base date of April 2022, there was **35.9 ha of land which had planning permission for employment development**. Individual schemes are listed in Appendix A1. The majority of this comprised 26 ha of land at Faultlands (EMP1) where development is underway.

Supply from Existing Floorspace

6.28 To consider whether existing floorspace could contribute to future needs, the key issue is the current vacancy rate. The current vacancy rate for office space in the Borough has risen but remains below a level of around 7.5% which might notionally be considered optimal in a functioning market to enable the movement of businesses, and investment/refurbishment of stock. On this basis we do not consider that current vacant premises will contribute to the future supply.

6.29 For industrial space, the vacancy rate at the current time is very low, at just 0.7%. There is no inherent potential therefore for surplus vacant space to contribute to future needs.

Vacant Plots within Existing Employment Areas

6.30 We next turn to consider vacant plots within existing employment areas in the Borough which could be brought forward for development. We have identified three sites which do not have planning permission and could be brought forward for development which provide the **potential for 2.99 ha of development**. These are shown below:

Table 6.6 Vacant Plots within Existing Employment Areas

Address	Site	Area (ha)
RAM Enterprise Site, Central Boulevard	E28 - Prologis	0.45
Land adjacent to BMI unit, Bayton Road	E20-21 Bayton Road Industrial Estate	1.86
Hazel Way	E33 - Hazel Way	0.68
TOTAL		2.99

Extant Local Plan Allocations

- 6.31 Of the 6 employment allocations in the 2019 Borough Plan, EMP1 (Faultlands) and EMP6 (Longford Road Bedworth) are under construction at the time of preparation of this report and are included within the supply as sites with extant planning permission as they had planning permission at the April 2022 base date used in this report.
- 6.32 The remaining employment allocations are included as extant allocations, albeit that there has been some planning progress on these sites. EMP2 (Wilson’s Lane, Bedworth) and EMP3 (Prologis Keresley Extension) both have planning permission albeit the former does not yet have an implementable consent. A planning application has been submitted for EMP7 (Bowling Green Lane). The remaining site is EMP4 (Coventry Road) where we understand that pre-application discussions are now underway providing evidence of progress with bringing forward development.

Table 6.7 Developable Employment Land from Extant Allocations

Site	Developable Area (ha)
EMP2 – Wilson’s Lane	19.09
EMP3 – Prologis Extension	3.58
EMP4 – Coventry Road	9.59
EMP7 – Bowling Green Lane	19.89
TOTAL	52.15

Windfall Allowance

- 6.33 The inclusion of a windfall allowance is appropriate on the basis that the projected need calculations are based on gross completions, and it is reasonable to expect a proportion of new commercial development to come forward over the plan period through the redevelopment of existing sites. There is evidence through the historical monitoring of this, and the potential for new development and investment in regenerating existing employment sites should be supported.
- 6.34 The NBBC draft HEDNA (May 2022) in Table 9.5 provided an analysis of gross employment land completions in the Borough over the past 10 years, informed by the Council’s monitoring data. There were no allocated sites delivered over this period, with development occurring representing windfall

completions on existing employment sites. It provides evidence of a consistent trend of windfall development occurring from the existing portfolio of sites, with on average 1.08 ha of windfall development per annum taking place on existing sites.

- 6.35 Given the consistent trend in windfall development in the Borough, we consider that the inclusion of a windfall allowance is justified. We have excluded windfall development over the period to 2025 to avoid any overlap with other sources of supply, in particular extant permissions. We have also applied a 30% discount to historical windfall trend data to ensure that the future supply of employment land is not overly reliant on windfall development.

Table 6.8 Windfall Allowance

	Hectares
Historical windfall trend, pa	1.08
Plan period years, 2025-39	14
Windfall Allowance	15.1

Total Supply

- 6.36 Bringing the above together, there is a total supply of employment land of 92 ha from specific sites plus a potential 15 ha contribution from windfall development is identified, as set out below. The total supply is thus 107 ha. Within this, the 26 ha at Faultlands is being development predominantly to meet a strategic B8 floorspace need.

Table 6.9 Supply of Employment Land

	Land (ha)
2021/22 Completions	0.87
Extant Planning Permissions, April 2022	35.9
Reuse of Vacant Floorspace	0
Vacant Plots within Employment Areas	2.99
Extant Allocations, April 2022	52.15
Windfall Allowance	15.1
Total Supply	107.0

Supply-Demand Balance

- 6.37 Bringing together the supply position and the identified needs, including strategic B8 needs, the evidence points to an adequate supply of employment land in the Borough with the potential supply of 107 ha exceeding the minimum need for 87.85 ha. If the windfall allowance is excluded, the supply position falls to 92 ha and there is a broad balance between the supply and need shown (87 ha).

6.38 The need position shown includes provision for the 19.4 ha of strategic B8 development, which is reasonable and likely to be met through the development of the Faultlands site. This strategic B8 figure is however indicative, and should additional suitable sites be identified there may be potential to contribute further to meeting strategic B8 and/or wider sub-regional needs, such as unmet need from other areas.

Table 6.10 Supply-Demand Balance

	Land (ha)
Total Employment Land Needed, 2021-39	87.85
Total Identified Supply	107.0
Employment Land to Identify	-

6.39 In qualitative terms, we would comment as follows:

- The delivery of the modest office requirement could come forwards through mixed use development within Nuneaton Town Centre and its environs or standalone development on employment sites. Viability issues mean that mixed use development scheme are more likely to deliver new office space. The proposed library and business centre in the Town Centre, if consented, could be expected to contribute to meeting this need.
- The minimum requirement for 19.4 ha for strategic B8 development is essentially being met through the Faultlands development. However a number of the extant allocations/ commitments have the potential to accommodate both either larger big box B8 units which would contribute to the strategic B8 needs and/or smaller units which contribute to meeting local needs or B2 manufacturing development.⁷
- There is a need however to ensure a mix of employment development is brought forwards, including catering for smaller and medium-sized businesses, and the Council should seek to monitor the balance of units brought forwards to ensure that different segments of the market are being catered for. It might consider allocating some sites for E(g) and B2 development as opposed to B8 to ensure a balanced provision of employment premises is delivered.

⁷ Wilsons Lane, Prologis Extension, Coventry Road, Bowling Green Lane.

Monitoring Employment Land Provision

6.40 Having regard to the analysis in this section, there are a number of points to make regarding the future monitoring of employment land provision:

- The loss of employment land on sites proposed to be removed from the portfolio should not be counted in monitoring against the 114.6 ha identified as needed, as provision for replacement of these has already been counted; and
- Equally this figure takes into account 2021/22 completions which should therefore not be included again to avoid double counting.

A1. SITES WITH EXTANT PLANNING PERMISSION (APRIL 2022)

Table A1.1 Schemes with Extant Planning Permission, 1st April 2022

Site	Land (Ha)	Scheme	Planning Ref	Gross Floorspace (sq.m)	Use Class
Bayton Road Industrial Estate	5.4	Loades Ecopark	31558	18,389	E(g)/B2/B8 (Industrial)
The Moorings Business Park	0.21	Wentworth Fuels	36245, 36868	1084	E(g), B2
Vicarage Street	0.45	Office development - AR Cartwright	35027, 36833	2619	E(g) Office
Blackhorse Road	0.03	Plastech, Blackhorse Road	33705, 36342	314	E(g)(iii) Light industrial
Attlesborough Industrial Estate	0.24	Apple House, Slingby Close	36911	790	B8 Self Storage
Whitacre Industrial Estate	0.9	Unit 7	36945	947	B2 Industrial
Longford Road Bedworth (EMP6)	2.05	Exhall Coventry	37021	6953	E(g)(iii)/ B2 Industrial
Woodlands Farm, Stockingford	0.04		37739	48	B8 Storage
Centrovll Industrial Estate	0.32	Closers Business Centre, Avenue Road	36935	212	B2 Industrial
Faultlands (EMP1)	26	Development for B2/ B8	34901	92904	B2, B8 Warehousing
Whitacre Industrial Estate	-0.05	28 Whitacre Road	37164	-477	COU B2 to Boxing Club
Marsons Lane, Bedworth	0.35	Marsons Hall Lodge	38258	154	B2 Industrial
TOTAL	35.94			123,937	