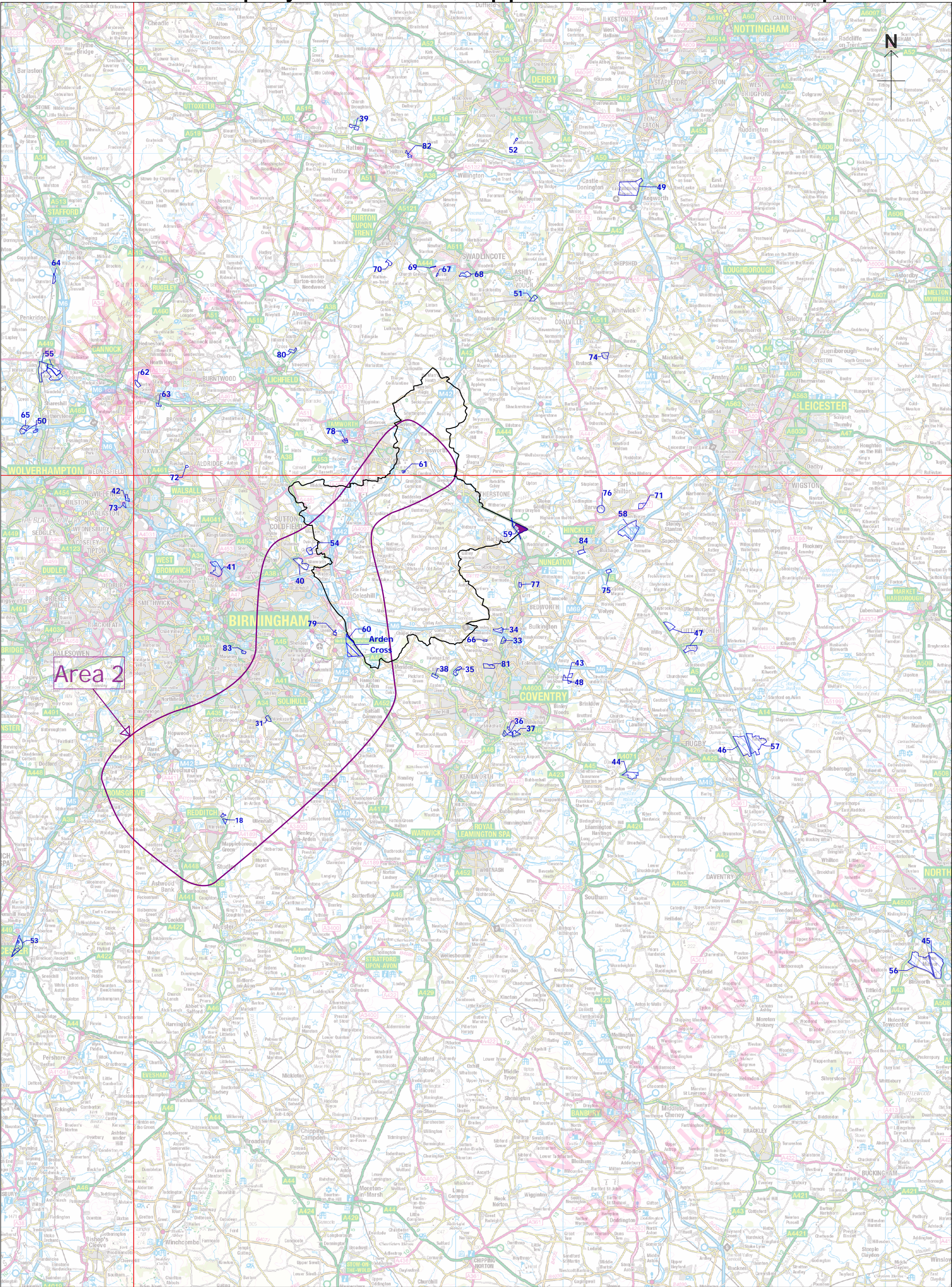


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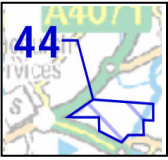


# Plan G1 – Employment Sites, Approved, Allocated, Proposed



North Warwickshire  
Borough Council

Sites indicated in  
blue outline  
blue hatch area



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Ordnance Survey AC0000823273



Operator:	xxxxxx
Department:	xxxxxx
Drawing No:	nnnnnn
Date:	17/06/2024
Scale:	1:350000



Map Number and Doc Ref No. XX	Location	Site	Planning Status	Planning Status Detail	Available Land/Buildings	Speculative Buildings (1) / Under Construction (2)	Total Floorspace (sqft)	Land / Not Constructed Based on Brochure	Total Developable Land Yet To Be Built Out (sqft)	Details
61	Area 2	Land to the west of Birch Coppice	Allocated	Allocated in the NWLP (2021)	Yes			5.1 ha / 548,969 sqft	219,583	
79	Area 2	Land adjacent Birmingham Business Park	Allocated	Allocated in the Solihull Local Plan (2013)	Yes			9 ha / 968,751 sqft	387,500	
31	Area 2	TRW Stratford Road, Shirley	Allocated	Allocated in the Solihull Local Plan (2013)	Yes			18.5 ha / 1,991,323 sqft	796,529	
Total	Area 2		Allocated				0		1,403,612	
32	Other	Land south of Fradley Park	Allocated	Allocated in the Lichfield Local Plan (2019)	Yes			18.2 ha / 1,959,031 sqft	783,612	
33	Other	Wilsons Lane	Allocated	Allocated in the Nuneaton and Bedworth Borough Plan (2019)	Yes			18 ha / 1,937,503 sqft	775,001	
34	Other	Bowling Green Lane	Allocated	Allocated in the Nuneaton and Bedworth Borough Plan (2019)	Yes			26 ha / 2,798,616 sqft	1,119,446	
35	Other	Lyons Park	Allocated	Allocated in the Coventry City Local Plan (2017)	Yes			19 ha / 2,045,142 sqft	818,056	
36	Other	Whitley Business Park	Allocated	Allocated in the Coventry City Local Plan (2017)	Yes			30 ha / 3,229,173 sqft	1,291,669	
37	Other	Land at Baginton Fields and South East of Whitley Business Park	Allocated	Allocated in the Coventry City Local Plan (2017)	Yes			25 ha / 2,690,977 sqft	1,076,390	
38	Other	A45 Eastern Green	Allocated	Allocated in the Coventry City Local Plan (2017)	Yes			15 ha / 1,614,586 sqft	645,834	(part of mixed use site)
40	Other	Prologis Park, Minworth	Allocated	Allocated in the Birmingham Local Plan (2017)	Yes			32.5 ha / 3,498,270 sqft	1,399,308	
41	Other	The Hub, Witton	Allocated	Allocated in the Birmingham Local Plan (2017)	Yes			29 ha / 3,121,534 sqft	1,248,614	
78	Other	Land south of the A5, Bitterscote South	Allocated	Allocated in the Tamworth Local Plan (2016)	Yes			9.8 ha / 1,054,863 sqft	421,945	
39	Other	Dove Valley Park	Allocated	Allocated in the South Derbyshire Local Plan (2016)	Yes			28.3 ha / 3,046,186 sqft	1,218,474	
80	Other SEE site 32	Land east of A38	Allocated	Allocated in the Lichfield Local Plan (2019)	Yes			5.1 ha / 548,959 sqft	219,584	
77	Other	Coventry Road	Allocated	Allocated in the Nuneaton and Bedworth Borough Plan (2019)	Yes			9 ha / 968,751 sqft	387,900	
66	Other	Prologis Extension	Allocated	Allocated in the Nuneaton and Bedworth Borough Plan (2019)	Yes			5.3 ha / 570,487 sqft	228,195	
81	Other	Whitmore Park	Allocated	Allocated in the Coventry City Local Plan (2017)	Yes			8 ha / 861,112 sqft	344,445	(part of mixed use site)
67	Other	Cadley Hill, Swadlincote	Allocated	Allocated in the South Derbyshire Local Plan (2016)	Yes			8 ha / 861,112 sqft	344,445	
82	Other	Hilton	Allocated	Allocated in the South Derbyshire Local Plan (2016)	Yes			7 ha / 753,473 sqft	301,389	
68	Other	Woodville Regeneration Area	Allocated	Allocated in the South Derbyshire Local Plan (2016)	Yes			12 ha / 1,291,668 sqft	516,667	
69	Other	Tetron Point	Allocated	Allocated in the South Derbyshire Local Plan (2016)	Yes			8.08 ha / 869,723 sqft	347,889	
70	Other	Former Drakelow Power Station	Allocated	Allocated in the South Derbyshire Local Plan (2016)	Yes			12 ha / 1,291,668 sqft	516,667	
83	Other	Signal Point	Allocated	Allocated in the Birmingham Local Plan (2017)	Yes			7.64 ha / 822,362 sqft	328,945	
71	Other	Earl Shilton SUE	Allocated	Allocated in the Hinckley Local Plan (2009)	Yes			10 ha / 1,076,391 sqft	430,556	
72	Other	Former Mckechnie Brass, Middlemore Lane Aldridge	Allocated (Vacant Potential High Quality Land)	Allocated in the SAD Walsall DPD (2019)	Yes			6.34 ha / 682,431 sqft	272,972	
73	Other	James Bridge Gasholders & South of Gasholders, Darlaston	Allocated (Vacant Potential High Quality Land)	Allocated in the SAD Walsall DPD (2019)	Yes			8.12 ha / 874,029 sqft	349,612	
42	Other	Former IMI Works, Reservoir Road, Walsall (Part of Phoenix 10)	Allocated (Vacant Potential High Quality Land)	Allocated in the SAD Walsall DPD (2019)	Yes			13.64 ha / 1,468,197 sqft	587,279	
Total							0		19,126,994	
18	Area 2	Redditch Gateway	Permission granted		Yes			From June 2021 Google Earth:  Unit 1 - 289,011 sqft Unit 2 - 161,910 sqft  Unit 1/2 combined = 450,921 sqft	450,921	
54	Area 2	Peddimore	Permission granted	2/9/2019 (Ref: 2019/00108/PA)	Yes			As of May 2023 Google Earth:  Zone A (1) - 180,500 sqft (Build to Suit) Zone A (2) - 151,750 sqft Zone A (3) - 70,000 sqft Zone A (4) - 145,500 sqft Zone B (1) - 1,000,000 sqft Zone B (2) - 110,500 sqft  Zone A 2/3/4 combined = 367,200 sqft	1,658,250	Opportunity to combine Zone A (2) (3) and (4) to create 1,400,000 sqft unit (see Peddimore 400 brochure)
Total	Area 2		Permission Granted				0		2,109,171	
48	Other	Apollo Ansty Phase II (Ansty Park)	Permission granted		Yes			As of May 2023 Google Earth:  Apollo 4 - 172,407 sqft Apollo 5 - 301,591 sqft Apollo 6 - 269,882 sqft Apollo 7 - 117,076 sqft  Unit 5/6/7 could be combined = 688,549 sqft	805,625	Apollo 4 available Feb 2024, Apollo 5, 6 and 7 available March 2024
44	Other	Symmetry Park, Rugby (Tritax)	Permission granted		Yes			As of August 2023 Google Earth:  Unit 5 - 390,694 sqft Unit 6 - 338,064 sqft Unit 7 - 170,473 sqft  Unit 5/6/7 could be combined = 899,231 sqft	899,231	Website says units 5/6/7 under construction
46	Other	DIRFT III	Permission granted		Yes	DIRFT DC327 unit - 327,689 sqft (1)	327,689	As of Google Earth August 2023:  Plot D - 40 acres / 1,742,400	696,000	

47	Other	Magna Park, Lutterworth / Magna Park Extension	Permission granted		Yes	As of March 2024 brochure:  MPS 9 unit - 388,444 sqft (1) MPS 10 unit - 136,933 sqft (1) MPS 11 unit - 119,252 sqft (1) MPS 5 unit - 187,253 (1)	831,882	As of 2022 Google Earth:  MPN 5 unit - 761,361 sqft (Build to Suit) MPN 6 unit - 863,391 sqft (Build to Suit) MPN 7 unit - 411,597 sqft (Build to Suit)  Infratrstructure planned between 6/7 but 5/6 could be combined = 1,624,752 sqft	2,036,349	
43	Other	Prospero Ansty	Permission granted		Yes	Unit 5 - 300,003 sqft (2) Unit 6 - 268,336 sqft (2) Unit 7 - 116,315 sqft (2) Unit 3 - 171,372 sqft (2) Unit 4 - 150,533 sqft (1) Apollo I and II units - 242,112 sqft (1)	1,248,671			
49	Other	East Midlands Gateway Distribution Centre, Castle Donnington	Permission granted		Yes			As of May 2023 Google Earth:  Unit EMDC342 - 342,744 sqft Unit EMDC280 - 279,418 sqft Unit EMDC190 - 189,573 sqft  EMDC280/EMDC190 combined = 468,991 sqft	811,735	
50	Other	i54, J2 M54	Permission granted		Yes			As of Google Earth March 2022:  Advantage - 3 acres / 130,680 sqft site - 52,272 sqft developable space 25 acres / 1,089,000 sqft - 4,356,000 sqft developable space	4,408,272	
75	Other	Land east of J1 M69 (Hinckley Park)	Permission granted		Yes			From May 2023 Google Earth:  Hinckley 340 - 340,853 sqft	340,853	
55	Other	WMI - Four Ashes	Permission granted	4/5/2020 (DCO)	Yes			As of March 2022 Google Earth:  Unit 5020 - 437, 804 sqft (Phase 1) Unit 5010 - 194,269 sqft (Phase 1) Unit 5030 - 275,085 sqft (Phase 1) Unit 3020 - 397,595 sqft (Phase 1) Unit 3010 - 491,000 sqft (Phase 1) Unit 3030 - 920,817 sqft (Phase 1) 8,000,000 sqft of logistics space (Phase 2) / 3,200,000 sqft developable	5,916,570	Phase 1 is all build to suit
51	Other	G Park, Ashby-de-la-Zouch	Permission granted		Yes			As of August 2023 Google Earth:  Option of 753,477 sqft unit or 499,964 sqft unit + 239,527 sqft unit (Build to Suit)	753,477	
52	Other	Infinity Park Derby	Permission granted		Yes	D2 - 500,000 sqft (2)	500,000	As of April 2024 Google Earth:  E1 - 140,000 sqft G1/2/3 - 60,000sqft (combined) C - 380,000 sqft B1/2/3/4/5 - 130,000 sqft (combined) A2/3 - 150,000 sqft (combined)	860,000	
53	Other	Worcester Six Phase 1A and 1B	Permission granted		Yes			As of June 2023 Google Earth:  Unit 15 - 25,315 sqft Unit 14 - 47,720 sqft Unit 13 - 84,000 sqft Unit 12 - 129,425 sqft Unit 11 - 504,721 sqft	1,116,481	
74	Other	Mountpark Bardon Phase II	Permission granted		Yes	Unit 2 - 314,500 sqft (1)	314,500			
Total							3,222,742		20,753,764	
59	NW	Land to the south of MIRA Technology Park / MIRA E4 allocation	Application submitted	App ref: PAP/2022/0423	Yes			As of May 2023 Google Earth:  42 ha / 4,520,842 sqft	1,808,337	Extension of MIRA Technology Park to comprise employment use (Class B2); associated office and service uses (Class Eg); storage (Class B8)
Total	NW		Application Submitted				0		1,808,337	

58	Other	Hinckley SRFI	Application submitted	DCO (Ref: TR050007). Examination stage complete and decision expected 12th June 2024	Yes			As of Google Earth August 2023: 8,000,000 sqft	8,000,000	
Total							0		9,808,337	
60	Area 2	UK Central, Solihull (Arden Cross, HS2 Interchange and Land at Damson Parkway)	Reg 22	DCO - Solihull Draft Plan Allocation (2020) in Policy P1 UK Central Solihull Hub Area	Yes			140 ha / 364 acres / 15,069,475 sqft	6,027,790	140 ha (346 acres). The Hub Area offers the greatest potential for growth in the Borough and includes a major, strategic mixed-use site at Arden Cross which will deliver significant employment and residential development.
Area 2			Reg 22				0		6,027,790	
45	Other	Rail Central SRFI	Reg 18	West Northamptonshire Reg 18 Draft Plan (2024) in Policy EC9 (Daventry International Rail Freight Terminal (DIRFT) and Northampton Gateway A)	Yes			14 ha / 35 acres / 1,506,947 sqft	602,778	DCO (Ref: TR050004) - Withdrawn on 24/10/2019 - Project on pause and site now included in West Northamptonshire Reg 18 Draft Local Plan. Up to 702,097 sq m (Gross External Area) of rail connected and rail served warehousing and ancillary service buildings including a lorry park, terminal control building and bus terminal.
56	Other	Northampton Gateway (SEGRO Logistics Park, Northampton)	Reg 18	West Northamptonshire Reg 18 Draft Plan (2024)	Yes			As of July 2023 Google Earth:  Unit 1 - 530,000 sqft Unit 2 - 483,000 sqft Unit 3B - 334,000 sqft Unit 3A - 380,860 sqft Unit 5 - 326,000 sqft Unit 6 - 737,364 sqft  Infrastructure is in place but plot 1/2/3a/3b could be combined = 1,727,860 sqft	2,791,224	Allocated under: Policy N8 – Northampton, south of Junction 15 M1 A. Site N8 is allocated for 68 Ha of strategic warehousing development. and the Railfreight NSRFI site is allocated as; Policy EC9 - Daventry International Rail Freight Terminal (DIRFT) and Northampton Gateway A. The Council will support high quality sustainable development for strategic B8 and logistics at DIRFT and Northampton Gateway.
57	Other	DIRFT 4 (Expansion)	Reg 18	West Northamptonshire Spatial Options Consultation (2021)	Yes			106 ha / 11,409,745 sqft	4,563,898	
62	Other	Kingswood Lakeside Extension 2, Norton Canes	Reg 19	Cannock Chase District Local Plan Pre-Submission Plan Allocation (Regulation 19) - Policy SE1 (December 2023)	Yes			8.6 ha / 925,696 sqft	925,696	Total site area = 21.5 ha (Net developable area/40% = 8.6 ha)
63	Other	Watling Street Business Park Extension	Reg 19	Cannock Chase District Local Plan Pre-Submission Plan Allocation (Regulation 19) - Policy SE2 (December 2023)	Yes			5.5 ha / 592,015 sqft	592,015	Total site area = 15.4 ha (Net developable area/40% = 5.5 ha)
64	Other	M6 Junction 13, Dunston	Reg 19	South Staffordshire Publication Plan Pre-Submission (Regulation 19) (April 2024) - Policy SA5 - Employment Allocations Site E30	Yes			17.6 ha / 1,894,448 sqft	757,779	
76	Other	Barwell SUE	Reg 19	Hinckley and Bosworth Draft Local Plan Reg 19 (2022)	Yes			6.2 ha / 667,362 sqft	266,945	Part of a SUE
65	Other	I54 western extension (north)	Reg 19	South Staffordshire Publication Plan Pre-Submission (Regulation 19) (April 2024) - Policy SA5 - Employment	Yes			16.7 ha / 1,797,573 sqft	719,029	
Total							0		17,247,154	

5.20Overall, the schedule shows,			
Status	Location	Floorspace Sq ft	Land Sq ft
With Planning	All	3,222,742	20,753,764
Permission	Area 2	0	2,109,171
Application	All	0	9,808,337
Submitted	NW	0	1,808,337
Allocated	All	0	19,126,994
	Area 2	0	1,403,612

\*Please Note: The Regulation 18/ and 19 potential allocations coming forward in emerging Local Plans have not been included in this figure.