

| Map Number and Doc Ref No. D/24 B Appendix G Revised Documents in response to Appellants Rebuttal 3. Schedule G3 - B8 Sites | 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   |  |
| <b>Total</b>  | <b>Area 2</b> |   | <b>Allocated</b>                               |  |                          |  | <b>0</b>                |   | <b>1,403,612</b>                                  |  |
| 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         | 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   |  |
| <b>Total</b>  |               |   |  |  |                          |  | <b>0</b>                |   | <b>17,378,506</b>                                 |  |
| 18  | Area 2        | Redditch Gateway  | Permission granted                             |  | Yes                      |  |                         | From June 2021 Google Earth:<br><br>Unit 1 - 289,011 sqft<br>Unit 2 - 161,910 sqft<br><br>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:<br><br>Zone A (1) - 180,500 sqft (Build to Suit)<br>Zone A (2) - 151,750 sqft<br>Zone A (3) - 70,000 sqft<br>Zone A (4) - 145,500 sqft<br>Zone B (1) - 1,000,000 sqft<br>Zone B (2) - 110,500 sqft<br><br>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) |
| <b>Total</b>  | <b>Area 2</b> |   | <b>Permission Granted</b>                      |  |                          |  | <b>0</b>                |   | <b>2,109,171</b>                                  |  |
| 48  | Other         | Apollo Ansty Phase II (Ansty Park)                              | Permission granted                             |  | Yes                      |  |                         | As of May 2023 Google Earth:<br><br>Apollo 4 - 172,407 sqft<br>Apollo 5 - 301,591 sqft<br>Apollo 6 - 269,882 sqft<br>Apollo 7 - 117,076 sqft<br><br>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:<br><br>Unit 5 - 390,694 sqft<br>Unit 6 - 338,064 sqft<br>Unit 7 - 170,473 sqft<br><br>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:<br><br>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:<br><br>MPS 9 unit - 388,444 sqft (1)<br>MPS 10 unit - 136,933 sqft (1)<br>MPS 11 unit - 119,252 sqft (1)<br>MPS 5 unit - 187,253 (1)                           | 831,882          | As of 2022 Google Earth:<br><br>MPN 5 unit - 761,361 sqft (Build to Suit)<br>MPN 6 unit - 863,391 sqft (Build to Suit)<br>MPN 7 unit - 411,597 sqft (Build to Suit)<br><br>Infratstructure 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)<br>Unit 6 - 268,336 sqft (2)<br>Unit 7 - 116,315 sqft (2)<br>Unit 3 - 171,372 sqft (2)<br>Unit 4 - 150,533 sqft (1)<br>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:<br><br>Unit EMDC342 - 342,744 sqft<br>Unit EMDC280 - 279,418 sqft<br>Unit EMDC190 - 189,573 sqft<br><br>EMDC280/EMDC190 combined = 468,991 sqft  | 811,735           |  |
| 75           | Other | Land east of J1 M69 (Hinckley Park)                            | Permission granted    | Ref: 17/01043/HYB  | Yes |   |                  | From May 2023 Google Earth:<br><br>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:<br><br>Unit 5020 - 437, 804 sqft (Phase 1)<br>Unit 5010 - 194,269 sqft (Phase 1)<br>Unit 5030 - 275,085 sqft (Phase 1)<br>Unit 3020 - 397,595 sqft (Phase 1)<br>Unit 3010 - 491,000 sqft (Phase 1)<br>Unit 3030 - 920,817 sqft (Phase 1)<br>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:<br><br>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    | Ref: 22/01608820   | Yes | D2 - 500,000 sqft (2)   | 500,000          | As of April 2024 Google Earth:<br><br>E1 - 140,000 sqft<br>G1/2/3 - 60,000sqft (combined)<br>C - 380,000 sqft<br>B1/2/3/4/5 - 130,000 sqft (combined)<br>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:<br><br>Unit 15 - 25,315 sqft<br>Unit 14 - 47,720 sqft<br>Unit 13 - 84,000 sqft<br>Unit 12 - 129,425 sqft<br>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          |   |                   |  |
| <b>Total</b> |       |  |                       |  |     |   | <b>3,222,742</b> |   | <b>16,345,492</b> |  |
| 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:<br><br>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) |
| <b>Total</b> |       |  |                       |  |     |   | <b>0</b>         |   | <b>1,808,337</b>  |  |
| 58           | Other | Hinckley SRF1  | Application submitted | DCO (Ref: TR050007). Examination stage complete and decision expected 12th June 2024 | Yes |   |                  | As of Google Earth August 2023:<br><br>8,000,000 sqft   | 8,000,000         |  |
| <b>Total</b> |       |  |                       |  |     |   | <b>0</b>         |   | <b>9,808,337</b>  |  |

|        |        |  |        |   |     |   |  |   |           |  |
|--------|--------|--|--------|---|-----|---|--|---|-----------|--|
| 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 significnat employment and residential development.  |
| Area 2 |        | Reg 22   |        |   |     | 0 |  | 6,027,790   |           |  |
| 45     | Other  | Rail Central SFRI  | 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.<br>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:<br><br>Unit 1 - 530,000 sqft<br>Unit 2 - 483,000 sqft<br>Unit 3B - 334,000 sqft<br>Unit 3A - 380,860 sqft<br>Unit 5 - 326,000 sqft<br>Unit 6 - 737,364 sqft<br><br>Infrastructure is in place but plot 1/2/3a/3b could be combined = 1,727,860 sqft | 2,791,224 | Allocated under:<br>Policy N8 – Northampton, south of Junction 15 M1 A. Site N8 is allocated for 68 Ha of strategic warehousing development.<br>and the Railfreight NSFRI site is allocated as;<br>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  |
| Total  |        |  |        |   |     | 0 |  | 16,528,125  |           |  |

5.20 Overall, the schedule shows,

| Status                   | Location | Floorspace Sq ft | Land Sq ft | Dot Original Sq ft |
|--------------------------|----------|------------------|------------|--------------------|
| With Planning Permission | All      | 3,222,742        | 16,345,492 | 20,753,764         |
|                          | Area 2   | 0                | 2,109,171  | 2,109,171          |
|                          |          |                  |            |                    |
| Application Submitted    | All      | 0                | 9,808,337  | 10,298,114         |
|                          | NW       | 0                | 2,109,171  | 2,298,114          |
|                          |          |                  |            |                    |
| Allocated                | All      | 0                | 17,378,506 | 21,013,691         |
|                          | Area 2   | 0                | 1,403,612  | 1,016,112          |
|                          |          |                  |            |                    |
| Draft Allocation         | All      | 0                | 16,528,125 |                    |
|                          | Area 2   | 0                | 6,027,790  |                    |

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