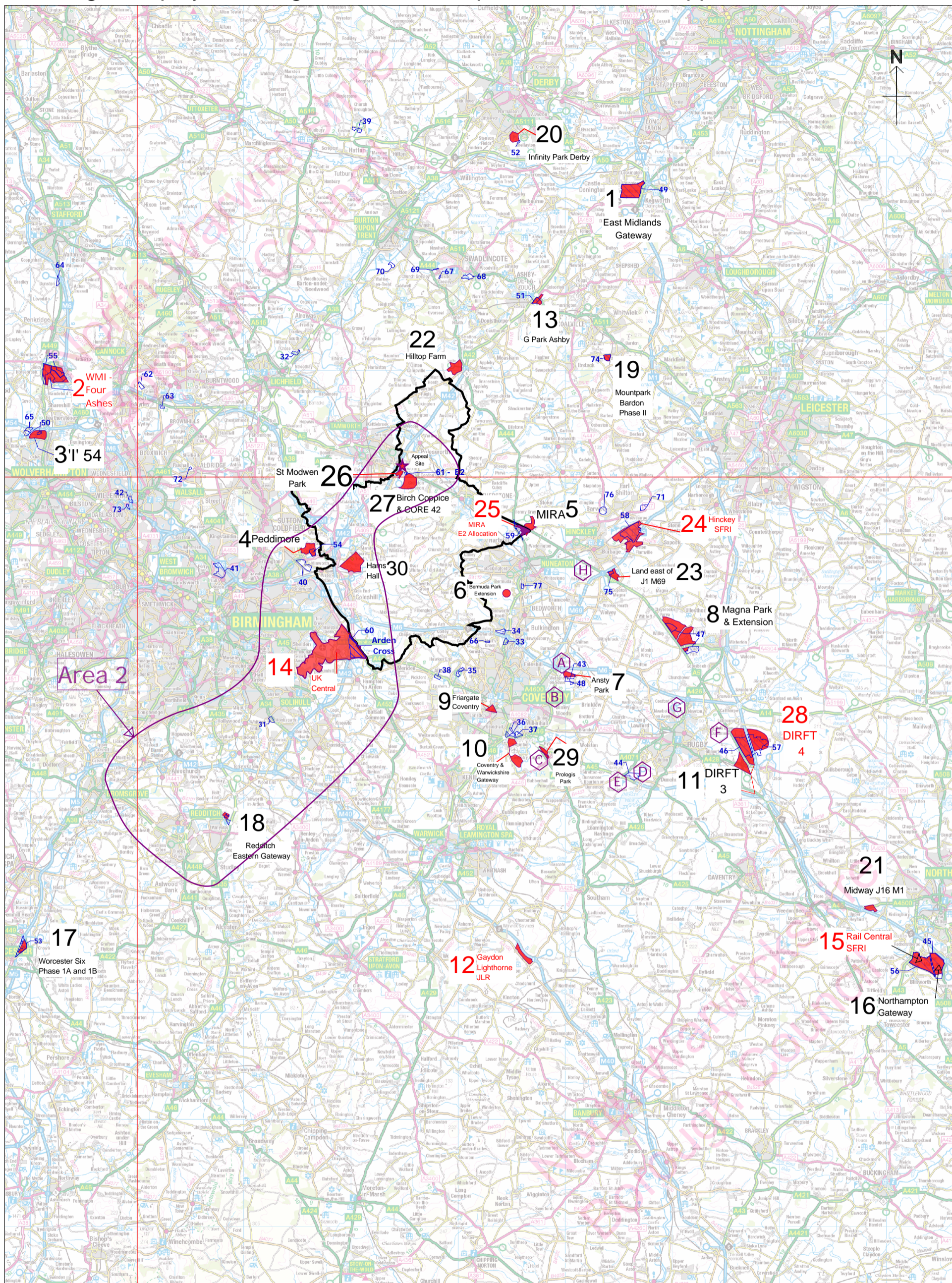
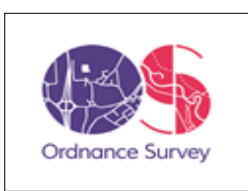


Strategic Employment/Logistics sites - Proposed, Allocated, Approved and Available.



North Warwickshire  
Borough Council

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Operator:	xxxxxx
Department:	xxxxxx
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Date:	24/05/2024
Scale:	1:350000



## List of Strategic Employment & Logistics Sites in West & East Midlands Areas

### KEY and Site List

#### Current Sites, including Approved and Under Construction CURRENT SITES See Map for locations

Site Reference Number	Site Address  Sites shown in Black text.		Site area ha (Gross)
1.	East Midlands Gateway (East Midlands Airport)		230
3.	I54, J2, M54		98
4.	Peddimore, Kingsbury Road, Minworth (Under Construction)		71
5.	MIRA and MIRA Enterprise Zone, A5 Watling Street, Hinckley. <a href="#">MIRA Technology Park</a>		350
7.	Ansty Park, (ANSTY PROSPERO ) J2 M6 & M69, Coventry		40
8.	Magna Park Extension		220
9.	Friargate, Coventry		15
10.	Coventry and Warwickshire Gateway, Baginton, (Coventry Airport)		124
11.	DIRFT (3) (Under Construction)		345
13.	G. Park, Ashby-de-la-Zouch (A42/A511/A512 Junction)		34
16.	Northampton Gateway, Roade.		185
17.	Worcester Six, Phase 1A and Phase 1B		34
18.	Redditch Eastern Gateway		32
19.	Mountpark Bardon Phase II		29
20.	Infinity Park Derby		40
21.	Midway (Panattoni Park), J16 M1 Weedon Road		55
22.	Hilltop Farm, JLR, J11 M42		97
23.	Land east of J1 M69		54
26	St Modwen Park, J10/M42		20ha
27	Birch Coppice & CORE 42, A5 Dordon		162ha
29	Prologis Park Ryton		56ha+
30	Hams Hall (including Power Station “B” site)		220ha

## Sites Pending or Approved but yet to be implemented

Site Reference Number	Site Address Sites shown in <b>Red text</b> .	<b>15</b> Rail Central SFRI	Site area ha (Gross)
<b>28</b>	DIRFT IV (4) DIRFT Expansion		4000000sq ft or 371612 sqm on site of 254ha
<b>25.</b>	MIRA (E4 Allocation)		Original Allocation -42
<b>25</b>	MIRA – Planning Application (Approved in Principle subject to Highway details)		Actual Area of Application - 59
<b>24.</b>	Hinckley SFRI		226
<b>2.</b>	West Midlands Interchange, Four Ashes, South Staffordshire, J12 M6.		242 (8000000sq ft/743224sqm)
<b>6.</b>	Bermuda Park Extension (2), Nuneaton. (Bermuda Park Extension Phase 1 - 16ha and Phase 2 – 41ha Strategic Employment Sites )		56
<b>12.</b>	Gaydon/Lighthorne (JLR Expansion) Gaydon.* *Note - land “safeguarded” for JLR expansion and which is not currently available on the open market		100
<b>14.</b>	UK Central, Solihull		75+
<b>15.</b>	Rail Central SFRI, Northampton <a href="http://railcentral.com">Project Overview (railcentral.com)</a>		200+



**Additional Rugby Potential Strategic Employment Locations**  
 (Rugby Borough Local Plan – Issues and options October 2023)

Indicated as Purple Hexagons -	
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Potential strategic employment locations
A) M6 junction 2 (north of junction)
B) Ansty Business Park expansion/A45 Walsgrave Junction
C) Prologis Park Ryton expansion
D) Safeguarded land within the South West Rugby allocation
E) A45/A4071 junction
F) A5 north of Houlton
G) M6 Junction 1
H) South of Hinckley

**Sites where land or units are available.**

Site numbers in Dark Blue, lighter hatched area. –

	<p>Text in Blue - </p>
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Available Site Schedule list and details below:

Map Number	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	Link
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		<a href="#">untitled (solihull.gov.uk)</a>
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		<a href="#">Local Plan Allocations 2008 - 2029 (lichfielddc.gov.uk)</a>
33	Other	Wilsons Lane	Allocated	Allocated in the Nuneaton and Bedworth Borough Plan (2019)	Yes			18 ha / 1,937,503 sqft	775,001		<a href="#">Nuneaton and Bedworth Borough Council (fs-filestore-eu.s3.eu-west-1.amazonaws.com)</a>
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		<a href="#">Nuneaton and Bedworth Borough Council (fs-filestore-eu.s3.eu-west-1.amazonaws.com)</a>
35	Other	Lyons Park	Allocated	Allocated in the Coventry City Local Plan (2017)	Yes			19 ha / 2,045,142 sqft	818,056		<a href="#">final_local_plan_december_2017 (coventry.gov.uk)</a>
36	Other	Whitley Business Park	Allocated	Allocated in the Coventry City Local Plan (2017)	Yes			30 ha / 3,229,173 sqft	1,291,669		<a href="#">final_local_plan_december_2017 (coventry.gov.uk)</a>
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		<a href="#">final_local_plan_december_2017 (coventry.gov.uk)</a>
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)	<a href="#">final_local_plan_december_2017 (coventry.gov.uk)</a>
39	Other	Dove Valley Business Park	Allocated	Allocated in the South Derbyshire Local Plan (2016)	Yes			19.27 ha / 2,074,205 sqft	829,682		<a href="#">Local Plan Part 1 Full Version (1).pdf</a>
40	Other	Prologis Park, Minworth	Allocated	Allocated in the Birmingham Local Plan (2017)	Yes			32.5 ha / 3,498,270 sqft	1,399,308		<a href="#">BDP Adopted January 2017 Screen.pdf (page 95)</a>
41	Other	The Hub, Witton	Allocated	Allocated in the Birmingham Local Plan (2017)	Yes			29 ha / 3,121,534 sqft	1,248,614		<a href="#">BDP Adopted January 2017 Screen.pdf (page 95)</a>
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		<a href="#">northwards.gov.uk/download/s/file/265/local-plan-adopted-2021-</a>
66	Other	Prologis Extension	Allocated	Allocated in the Nuneaton and Bedworth Borough Plan (2019) Nuneaton and Bedworth Borough Council Publication Draft Plan - Regulation 19 Sep 2023 (Submission document)	Yes			5.1 ha / 548,959 sqft (3.58net)	219,584		<a href="#">Nuneaton and Bedworth Borough Council (fs-filestore-eu.s3.eu-west-1.amazonaws.com)</a>
67	Other	Cadley Hill, Swadlincote	Allocated	Allocated in the South Derbyshire Local Plan (2016)	Yes			8 ha / 861,112 sqft	344,445		<a href="#">Local Plan Part 1 Full Version (1).pdf</a>
68	Other	Woodville Regeneration Area	Allocated	Allocated in the South Derbyshire Local Plan (2016)	Yes			12 ha / 1,291,668 sqft	516,667		<a href="#">Local Plan Part 1 Full Version (1).pdf</a>
69	Other	Tetron Point	Allocated	Allocated in the South Derbyshire Local Plan (2016)	Yes			8.08 ha / 869,723 sqft	347,889		<a href="#">Local Plan Part 1 Full Version (1).pdf</a>
70	Other	Former Drakelow Power Station	Allocated	Allocated in the South Derbyshire Local Plan (2016)	Yes			12 ha / 1,291,668 sqft	516,667		<a href="#">Local Plan Part 1 Full Version (1).pdf</a>
71	Other	Earl Shilton SUE	Allocated	Allocated in the Hinckley Local Plan (2009) & Reg 19 draft submission Local	Yes			10 ha / 1,076,391 sqft	430,556		<a href="#">Core Strategy Final Doc Jan 10 2 1 .pdf &amp; https://www.hinckley-</a>
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		<a href="#">Walsall Site Allocation Document - Adopted January 2019</a>
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		<a href="#">Walsall Site Allocation Document - Adopted January 2019</a>
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		<a href="#">Walsall Site Allocation Document - Adopted January 2019</a>
<b>Total</b>							<b>0</b>		<b>21,013,691</b>		
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	<a href="#">Apollo Phase II, Ansty Park   JLL Properties - UK</a>
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	<a href="#">Symmetry Park, Rugby - Tritax Symmetry</a>
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		<a href="#">DIRFT, DC VARIOUS I Prologis Property Search https://www.prologis.co.uk/in-dustrial-properties/spec-building/gb000700-prologis-rfi-dirft-dc327</a>
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)  Infrastucture planned between 6/7 but 5/6 could be combined = 1,624,752 sqft	2,036,349		<a href="#">Available-Space-March2024.pdf (qlp.com)</a>
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				<a href="#">Industrial opportunities - Prospero Ansty (prospero-ansty.com)</a>
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		<a href="#">Continue (slp-emg.com)</a>
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		<a href="#">Availability - i54 (i54online.com)</a>
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		<a href="#">Available-Space-March2024.pdf (qlp.com)</a>

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		<a href="#">Infinity Park combined brochure-Feb-24-37987.pdf (infinityparkderby.co.uk)</a>
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 Unit 1B - 56,400 sqft Unit 1A - 37,975 sqft Unit 8A - 97,455 sqft Unit 8B - 53,470 sqft Unit 5A - 40,000 sqft Unit 5B - 40,000 sqft  Unit 12/13/14/15 combined = 286,460 sqft  Unit 1a/1b combined = 94,365 sqft  Unit 8a/8b combined = 150,925 sqft  Unit 5a/5b combined = 80,000 sqft	1,116,481		<a href="#">Worcester Six Business Park - Overview (worcester6.co.uk)</a>
74	Other	Mountpark Bardon Phase II	Permission granted		Yes	Unit 2 - 314,500 sqft (1)	314,500				<a href="#">23022 MountPark Bardon Phase2 Brochure AW3_LR ss-V1.pdf</a>
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		<a href="#">REDDITCH GATEWAY</a>
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)	<a href="#">Availability - Peddimore Birmingham</a>
75	Other	Land east of J1 M69 (Hinckley Park)	Permission granted		Yes			From May 2023 Google Earth:  Hinckley 340 - 340,853 sqft	340,853		<a href="#">Hinckley Park - One unit remaining, 340,853 sq ft available now</a>
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	<a href="#">Homepage   West Midlands Interchange</a>
<b>Total</b>							<b>3,222,742</b>	<b>20,753,764</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: Planning application 2298114 gross sq ft within 58.7ha (42 ha / 4,520,842 sqft local plan allocation).	2,298,114	Extension of MIRA Technology Park to comprise employment use (Class B2); associated office and service uses (Class Eg); storage (Class B8)	<a href="#">South Site (miratechnologypark.com) https://www.northwarks.gov.uk/forward-planning/local-plan-north-warwickshire</a>
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		<a href="#">Hinckley National Freight Interchange - Tritax Symmetry</a>
<b>Total</b>							<b>0</b>	<b>10,298,114</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 significant employment and residential development.	<a href="#">The Hub - Invest in UK Central</a> <a href="#">New Mixed-use Destination in the Midlands - Arden Cross, UK Central</a>
45	Other	Rail Central SRFI	Reg 18	<a href="#">West Northamptonshire Reg 18 Draft Plan (2024) in Policy EC9 (Daventry International Rail Freight Terminal (DIRFT) and Northampton Gateway A)</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.	<a href="#">Welcome to the Rail Central website</a> <a href="#">https://www.westnorthants.gov.uk/planning-policy/new-local-plan-west-northamptonshire</a>
56	Other	Northampton Gateway (SEGRO Logistics Park, Northampton)	Reg 18	<a href="#">West Northamptonshire Reg 18 Draft Plan (2024)</a>	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	2,791,24	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 NSFRI 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.	<a href="#">Masterplan - SEGRO Logistics Park Northampton (slp-northampton.com) https://www.westnorthants.gov.uk/planning-policy/new-local-plan-west-northamptonshire</a>
57	Other	DIRFT 4 (Expansion)	Reg 18	West Northamptonshire Spatial Options Consultation (2021)	Yes			106 ha / 11,409,745 sqft	4,563,898		<a href="#">West Northamptonshire Strategic Plan Spatial Options Consultation (citizenspace.com)</a>
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)	<a href="#">Cannock Chase District Local Plan Pre-Submission (Regulation 19) December 2023</a>
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)	<a href="#">Cannock Chase District Local Plan Pre-Submission (Regulation 19) December 2023</a>

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		<a href="#">South Staffordshire Publication Plan (Regulation 19) 01/04/2024 page 248</a>
76	Other	Barwell SUE	Reg 19	Hinckley and Bosworth Draft Local Plan Reg 19 (2022) (pg 42)	Yes			6.2 ha / 667,362 sqft	266,945	Part of a SUE - SS06 Barwell Sustainable Urban Extension	<a href="#">Local Plan Regulation 19 consultation   Hinckley &amp; Bosworth Borough Council (hinckley-bosworth.gov.uk)</a>
77	Other	Coventry Road	Reg 22	Nuneaton and Bedworth Borough Plan Review Draft Plan Reg 19 (2023)	Yes			9.59 ha / 1,032,259 sqft	412,904		<a href="#">publication-draft-version-of-the-borough-plan-77review-2021-2039- (nuneatonandbedworth.gov.uk)</a>
65	Other	I54 western extension (north) (Site E44)	Reg 19 -	South Staffordshire Publication Plan Pre-Submission (Regulation 19) (April 2024) - Policy SA5 - Employment Allocations Site E44	Yes			16.7 ha / 1,797,573 sqft	719,029		<a href="#">South Staffordshire Publication Plan (Regulation 19) 01/04/2024 page 250</a>
<b>Total</b>								<b>0</b>	<b>14,868,834</b>		

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