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DOCUMENT STATUS	EMBARGO DATE
FINAL	8 APRIL 2024

Planning granted for extension to major ‘Golden Triangle’ logistics park

Prologis UK, a leading owner, investor and developer of logistics property, is bringing to market an additional 159,000 sq. ft. of space to the logistics ‘Golden Triangle’ through an extension of Prologis Park Coventry. Planning consent has been granted to deliver either a single unit or two-unit scheme on the site, depending on customer demand.

Located five minutes from M6 J3 and within 15 miles of five different motorways, Prologis Park Coventry is a highly sought-after location for businesses within the automotive and wider logistics sector. The scheme provides a unique opportunity for prospective customers to take full advantage of Prologis UK’s build-to-suit offering and secure prime logistics space in one of the UK’s most desirable locations.

This latest investment follows a string of other recent planning successes for the business, including at Prologis Parks Luton, Hemel Hempstead and Croydon. Once complete, the scheme at Prologis Park Coventry will bring the total value of assets under Prologis management in the Midlands to over £3 billion and the business’ Warwickshire footprint to over 3.4 million sq. ft., spread across its holdings at Prologis Park Ryton and Prologis Park Coventry.

Maria Bailey, Head of Planning at [Nuneaton and Bedworth Borough Council](#), added: “It is our foremost priority to support activity which will directly provide a net benefit to our region. The granting of this planning application means that there are more chances than ever for the local community to pursue roles within a stable and progressive industry. Supporting the growth of businesses, and attracting more commercial activity to the area, will secure the delivery of a valuable employment site and bring inward investment and jobs to the borough.”

Planned with employee wellbeing in mind, the scheme is located opposite Coventry Country Park with connecting access routes for employees and the community. Another key feature of Prologis UK’s PARKlife offering, landscaped communal areas have been drawn up in the planning designs.

With the opportunity to be neighbours with major companies such as IFCO, Halfords, DHL, Parcel Force and Co-Op, the unit will be delivered to Prologis UK’s high sustainability standards, targeting an EPC A and BREEAM ‘Excellent’ rating, as well as being net zero carbon in construction.

Caroline Musker, Head of Planning at [Prologis UK](#), said: “This multi-million-pound expansion of Prologis Park Coventry will help to activate growth of local businesses and generate further inward financial opportunities. We pride ourselves in our expertise in providing agile spaces that deliver scalable groundbreaking solutions. Delivering flexibility through our two permissions at this scale means we can be adaptable to the market and the requirements of prospective tenants.”

Businesses at Prologis Park Coventry are supported by a highly skilled labour pool and potential talent base that is ideally suited to the logistics and distribution operations, across a wide range of sectors.

Avison Young and Holt Commercial are acting on behalf of Prologis UK.

ENDS

Media relations for Prologis:

Tom Osborne at Prologis UK on tosborne@prologis.com or 07785 628452
Leon Thomas at Pearl Comms on leon@pearl-comms.com or 07495 846207



Prologis, Inc. is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. At December 31, 2023, the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 1.2 billion square feet (115 million square meters) in 19 countries. Prologis leases modern logistics facilities to a diverse base of approximately 6,700 customers principally across two major categories: business-to-business and retail/online fulfillment.

FORWARD-LOOKING STATEMENTS

The statements in this document that are not historical facts are forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. These forward-looking statements are based on current expectations, estimates and projections about the industry and markets in which we operate as well as management's beliefs and assumptions. Such statements involve uncertainties that could significantly impact our financial results. Words such as "expects" "anticipates," "intends," "plans," "believes," "seeks," and "estimates" including variations of such words and similar expressions are intended to identify such forward-looking statements, which generally are not historical in nature. All statements that address operating performance, events or developments that we expect or anticipate will occur in the future—including statements relating to rent and occupancy growth, acquisition and development activity, contribution and disposition activity, general conditions in the geographic areas where we operate, our debt, capital structure and financial position, our ability to earn revenues from co-investment ventures, form new co-investment ventures and the availability of capital in existing or new co-investment ventures—are forward-looking statements. These statements are not guarantees of future performance and involve certain risks, uncertainties and assumptions that are difficult to predict. Although we believe the expectations reflected in any forward-looking statements are based on reasonable assumptions, we can give no assurance that our expectations will be attained and, therefore, actual outcomes and results may differ materially from what is expressed or forecasted in such forward-looking statements. Some of the factors that may affect outcomes and results include, but are not limited to: (i) international, national, regional and local economic and political climates and conditions; (ii) changes in global financial markets, interest rates and foreign currency exchange rates; (iii) increased or unanticipated competition for our properties; (iv) risks associated with acquisitions, dispositions and development of properties, including the integration of the operations of significant real estate portfolios; (v) maintenance of Real Estate Investment Trust status, tax structuring and changes in income tax laws and rates; (vi) availability of financing and capital, the levels of debt that we maintain and our credit ratings; (vii) risks related to our investments in our co-investment ventures, including our ability to establish new co-investment ventures; (viii) risks of doing business internationally, including currency risks; (ix) environmental uncertainties, including risks of natural disasters; (x) risks related to global pandemics; and (xi) those additional factors discussed in reports filed with the Securities and Exchange Commission by us under the heading "Risk Factors." We undertake no duty to update any forward-looking statements appearing in this document except as may be required by law.

Policy EMP3 – Prologis extension



Key development principles

1. Provision of approximately 5.3 ha of employment land for B1, B2 and B8 uses.
2. Provision of habitat creation and enhancements to:
 - a. Enhance the favourable conservation status of the local population of great crested newts (a European protected species); and
 - b. Ensure that there is no net loss of biodiversity.
3. Crushed stone public footway from Pilgrims Walk to New Road / country park, running along the eastern side of the site.
4. New car park for the country park and access off New Road to serve the car park, constructed in crushed stone / grasscrete or other suitable material to be agreed in conjunction with the council, who will manage and maintain the car park.

Form of development

5. Retention/enhancement of landscape screening to the northern and southern boundaries (plantation woodland), and eastern boundary (hedgerow).
6. Provision of new landscape screening on the western boundary and enhancements to existing structural planting on the site.

7. Habitat creation, enhancement, and subsequent sympathetic management, along the northern, western and southern boundaries to maintain and increase suitable breeding and terrestrial habitat for great crested newts, and to provide sustainable habitat connectivity with Prologis Country Park (local wildlife site) to the east/south-east:
 - a. Retention of existing waterbody (southern boundary) and creation of new waterbodies;
 - b. New hibernacula;
 - c. Management of retained grassland; and
 - d. Access roads to have appropriate connective measures for amphibians to allow their safe passage along the southern boundary.
8. Retention of existing surfaced path the New Road.
9. Retention of mown footpath link from Pilgrims Walk (at south-west corner of site) to existing surfaced path linking to New Road and the country park (at north-east corner of site).
10. Vehicular access to be provided from Pilgrims Walk.
11. Building height to be restricted to 15 m to ridge closest to the western boundary.
12. Suitable sewage connection to the existing foul drainage network.
13. Provision of an integrated surface water management scheme.

7.149 Strategic employment site EMP3 comprises an extension to an existing employment park, and will contribute to meeting the strategic employment needs of the borough and job creation objectives of the Borough Plan. The site is located to the north of Plot H at Prologis Park, and its southern boundary borders Pilgrims Walk, which also serve Plot H. It mainly comprises poor semi-improved grassland, together with plantation woodland along the northern and southern boundaries, including a pond to the south.

7.150 The site will deliver approximately 5.3 ha (gross) for employment uses, including access, parking, servicing and landscaping/habitat enhancement. The final net figure will be determined by the design and layout of the site. The final scheme layout will need to provide a wayleave for the overhead power lines.

Biodiversity

7.151 Land to the east/south-east of the site is subject to a non-statutory local wildlife site designation (Prologis Country Park local wildlife site). A key feature of the local wildlife site is the meta-population of great crested newts (a European protected species) that it supports, which the on-going management of the country park has specific objectives for.

7.152 The EMP3 site itself includes a small pond which supports breeding great crested newts, and to ensure that the favourable conservation status of the local great crested newt population is maintained, the site will require on-site mitigation and additional off-site mitigation in the adjacent country park.

7.153 Beyond the mitigation measures for great crested newts, development of EMP3 will result in an overall loss of habitat, but much of this will be poor semi-improved grassland of low biodiversity distinctiveness. However, to ensure that



Development Land off Drift Road,
Castle Gresley, Swadlincote, DE11 9HA

HOWKINS &
HARRISON

Development Land off Drift Road, Castle Gresley, Swadlincote, DE11 9HA

£500,000

Development Site Suitable for B1 & B8 Uses

Features

- Approx 1.13 acres of Employment Development Land
- Planning Permission for 10,110sqft. Industrial Building
- Prominent Location
- Positioned opposite newbuild residential development and Cadley Hill Industrial Estate

Travel Distances

- Swadlincote – 2.5 miles
- Burton upon Trent – 6.3 miles
- Derby – 20 miles
- Tamworth – 14.6 miles

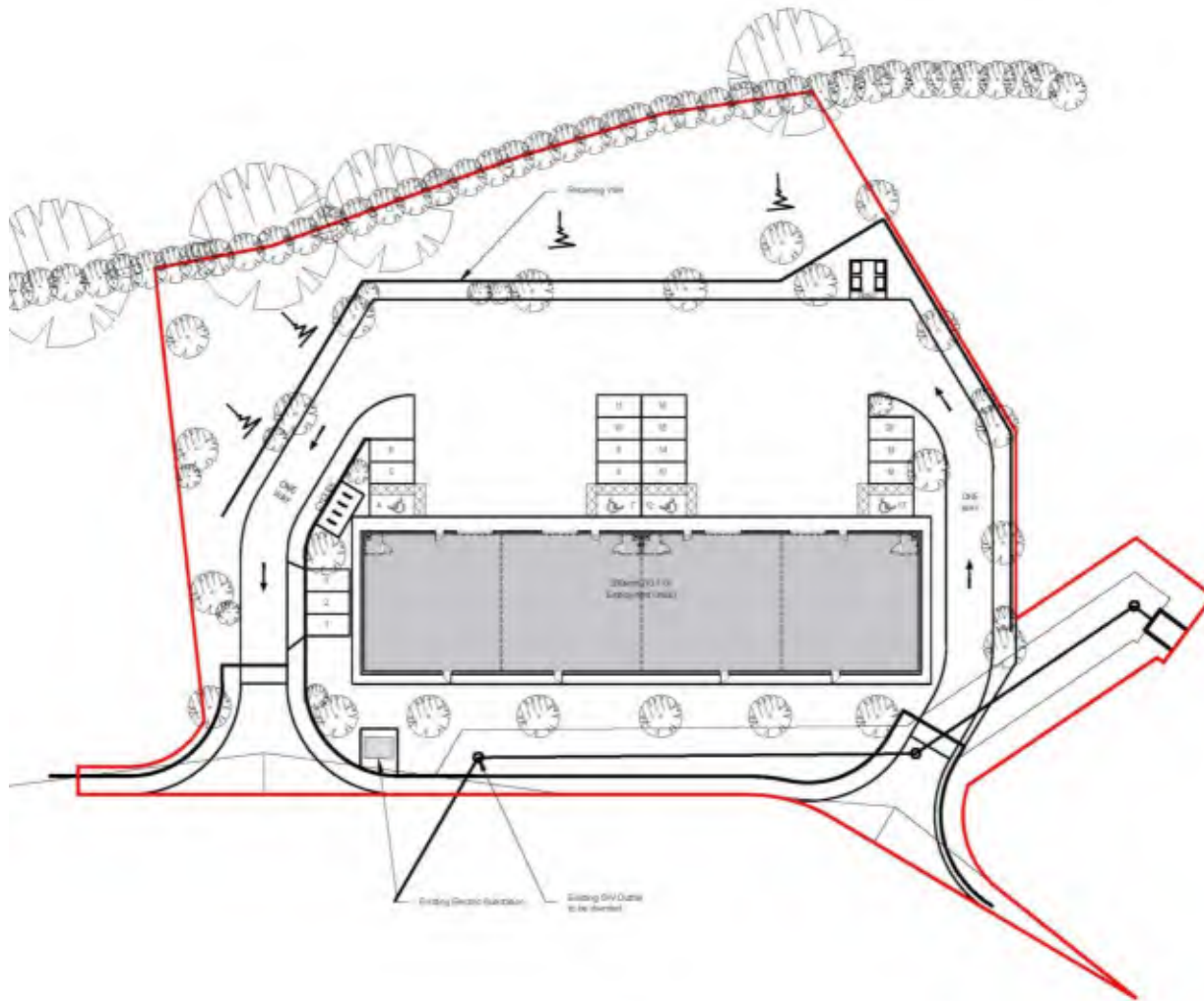
Location

The site is located in the well-regarded area of Castle Gresley, on the outskirts of Swadlincote, South Derbyshire. The site is situated to the south of the Cadley Hill Industrial Estate which is an existing employment area and positioned adjacent to a newbuild residential development. The A444 Burton Road provides access to the site via Drift Road which is situated to the west of the site.

Junction 11 of the M42 is positioned approximately 7 miles to the south of the site, and the Barton-under-Needwood junction for the A38 is approximately 7 miles to the west, which both provide excellent access to the M6 and M1 motorway network respectively.



Proposed layout



Description

An exciting employment development opportunity within a growing local catchment area. The site extends to circa 1.13 acres and has planning permission for an industrial unit extending to 10,110 sqft (939 sqm) GEA subdivided into four separate units, to include a loading and parking area to the rear, along with a one-way traffic circulation route off Drift Road.

The site is positioned adjacent to a newbuild residential development completed by St.Modwen Homes and sits next to an ALDI supermarket store. To the north, the site neighbours the Cadley Hill Industrial Estate.

Planning Permission

The site was initially granted consent by South Derbyshire District Council under planning permission ref. 9/2018/0162 (as varied under Section 73) for a mixed-use scheme of residential and employment uses. The residential development on the southern part of the site has been delivered by St.Modwen Homes.

Reserved matters approval for the employment scheme including parking, landscaping and associated works ref DMPA/2022/0932 was granted on 4th March 2024. The permitted scheme is for a building of 10,110sq.ft. (939 sqm) GEA subdivided into four separate units. This meets the requirements of the outline permission for the delivery of employment floor space on the wider development scheme.

Technical Information & Data Room

A comprehensive pack of planning and technical information is available to view in the data room. Please email amy.simes@howkinsandharrison.co.uk who will enable access. Of note the pack does contain the following documents:

- Outlined Planning Consent details ref 9/2018/0162
- Reserved Matters Consent details ref DMPA/2022/0932
- Ground Investigation Report
- Mining Risk Assessment
- Trial Pit Technical Note
- Drainage Plan
- Services Plans

Services

A public surface water sewer and foul water sewer are located within Drift Road, both of which are to be adopted by Severn Trent Water under a Section 104 Agreement in late 2024. A gas pipeline and mains water pipeline are located in Drift Road. Service plans are provided within the data room. An electricity substation is located on the site.

None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, and drainage services.

Tenure

The property is freehold and will be sold with vacant possession.

Access

Access to the site is from Drift Road which is covered by a Section 38 agreement. The road is due to be adopted by the Local Authority by the end of 2024.

Plan, Area and Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the Vendor or their Agents in respect of any error, omission or misdescriptions. The plan is for identification purposes only.

Viewing Arrangements

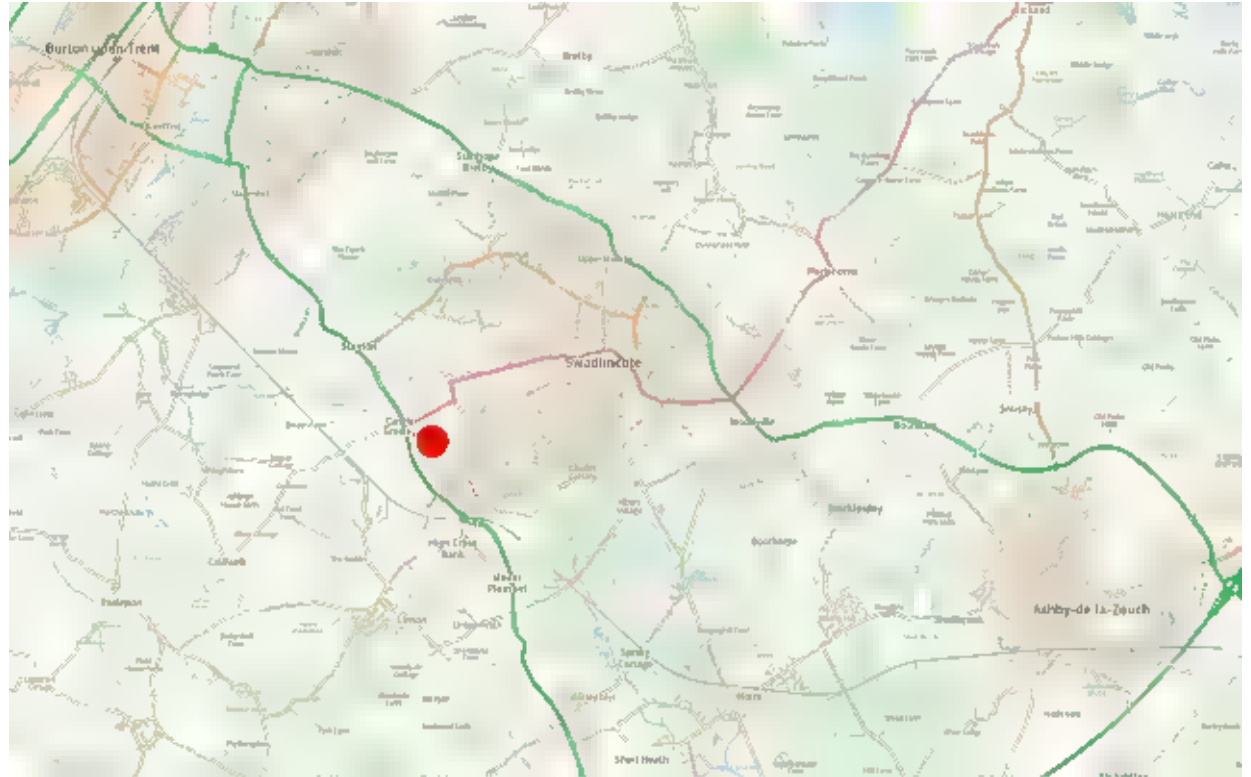
At any time during daylight hours with a copy of these particulars to hand, but please contact the office in advance to confirm your interest in the site.

Local Authority

South Derbyshire District Council | <https://www.southderbyshire.gov.uk>
01283 595795

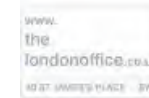
Contact

Amy Simes | Amy.simes@howkinsandharrison.co.uk | 01530 877977



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



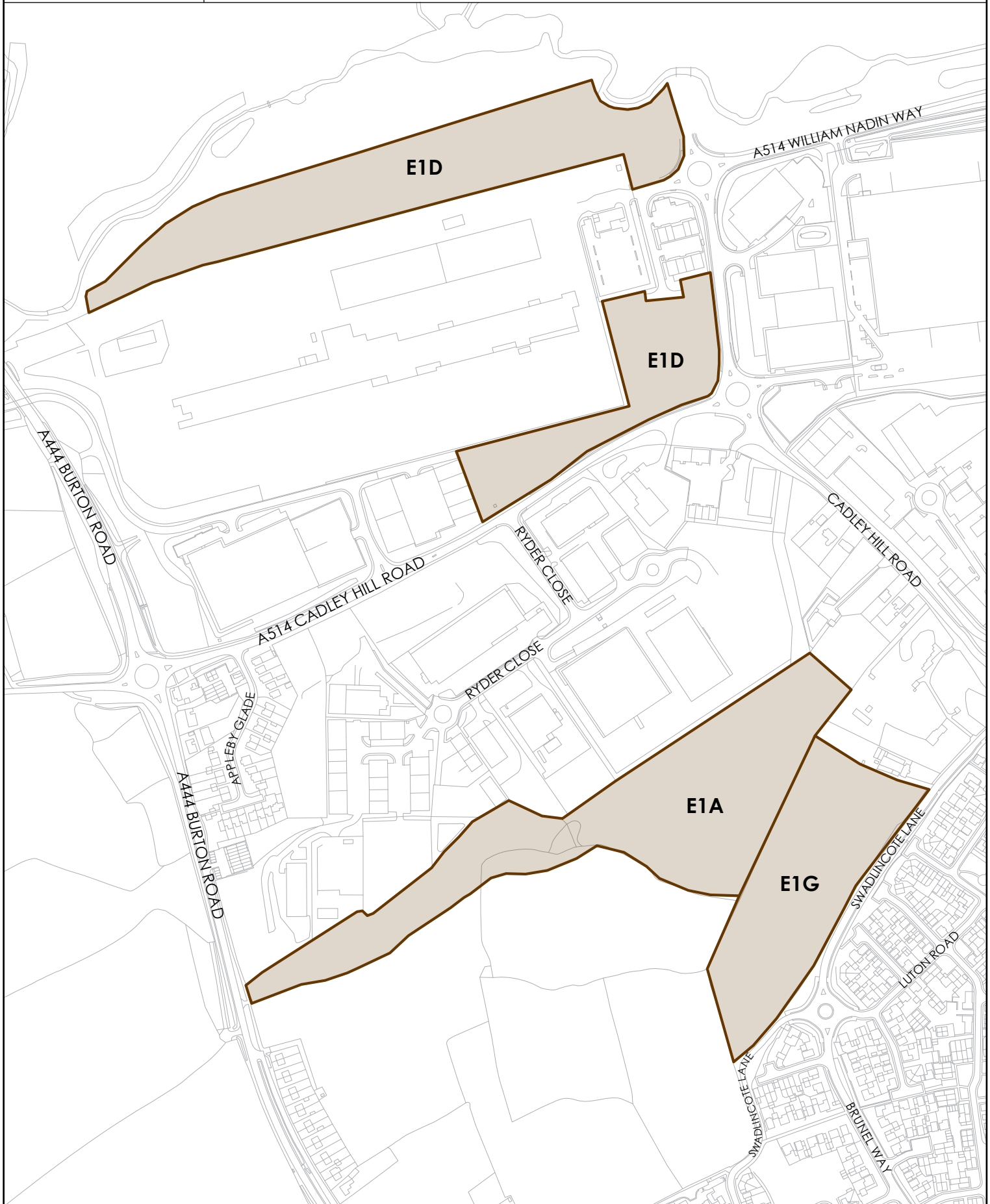
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Employment Policy 1: Strategic Employment Land Allocations - E1D TETRON POINT AND E1A & E1G CADLEY HILL



Sites 67 & 69

tetron 141

WILLIAM NADIN WAY . SWADLINCOTE . DERBYSHIRE . DE11 9DU

TO LET

141,459 SQ.FT (13,141.97 SQ.M)

GRADE A SPECIFIED WAREHOUSE



AVAILABLE
Q4 2023

LOCATION:

Tetron 141 is situated fronting the A541 William Nadin Way which is approximately 0.6 miles to the A444. This A road provides good access to the A38 via Burton on Trent and the M42 at J11, 6 miles to the south. The A511 runs to the east side of Swadlincote and provides access to both the A42 at J13 and the M1.

 [Click here for Google Map link](#)

 What3Words:
wire.casual.paused

DRIVE TIMES

Destination	Miles	Time
Derby	17.4	35min
Birmingham	31.1	40min
Coventry	38.6	45min
Nottingham	27.5	45min
Leicester	23.8	50min
Sheffield	68.1	1hr 5min
Leeds	95.3	1hr 30min
Cheltenham	82.2	1hr 30min
Gloucester	86.0	1hr 30min
Milton Keynes	73.9	1hr 30min
Oxford	95.1	1hr 40min
Liverpool	94.1	1hr 40min
Luton	88.7	1hr 40min

AIRPORTS

Destination	Miles	Time
East Midlands	21	32min
Birmingham	30	45min
Manchester	69	1hr 23min
Heathrow	127	2hr 27min

SEAPORTS

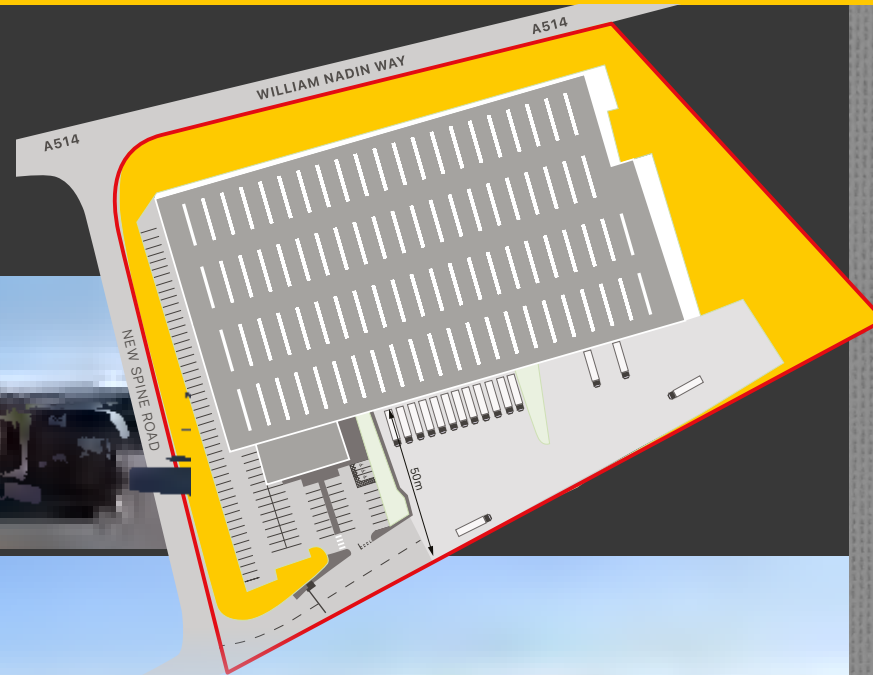
Destination	Miles	Time
Hull	108	2hr 7min
Ashford (channel tunnel)	190	3hr 30min
Felixstowe	173	3hr 30min
Dover	211	3hr 43min



The property sits amid's local occupiers such as Bison, Clipper Logistics, Roger Bullivant and TNT.

DESCRIPTION:

The property is a modern warehouse/distribution facility providing a Grade A specification.

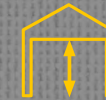


tetron 141

ACCOMMODATION:

	SQ.FT	SQ.M
WAREHOUSE	132,865	12,343.57
OFFICE	8,594	798.41
TOTAL	141,459	13,141.97

SPECIFICATION:



11.2m eaves height



12 dock level loading doors



2 level access doors



50kN/m² floor loading



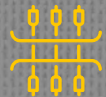
Up to 50m yard depth



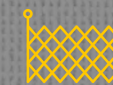
Separate car parking



Suspended ceilings



Perimeter trunking



Fully secure with palisade fencing



3-storey offices (including canteen)



Gatehouse



95 car parking spaces

FURTHER INFORMATION:

TERMS

The opportunity is available on a leasehold basis on terms to be agreed.

The property will be available from Q4 2023.

RATEABLE VALUE

The Rateable Value as of 01 April 2023 is £785,000. Interested parties are advised to discuss rates payable with the relevant billing authority.

VAT

VAT will be chargeable at the prevailing rate.

SERVICES

We understand that all mains supplies including gas, water, electric and drainage supplies are connected to the site.

EPC

The current EPC rating for the building is B35.

CONTACT:



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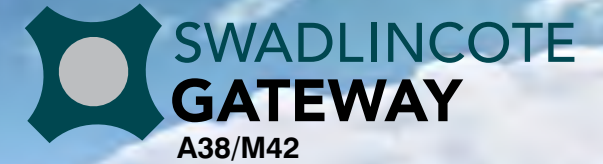
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steven.jagers@jll.com

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TO LET/FOR SALE



Indicative CGI

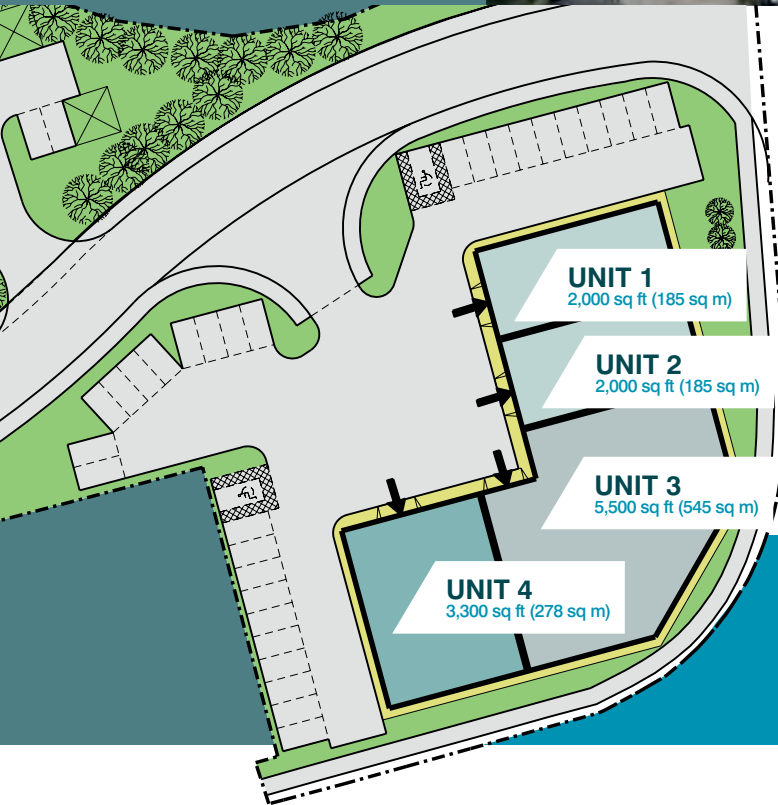
**William Nadin Way, Tetron Point,
Swadlincote, Derbyshire, DE11 0PB**

Tetron Trade Park, Swadlincote Gateway
2,000 to 12,500 sq ft units available on 0.84 acres

Swadlincote Gateway

is located with frontage to William Nadin Way on Tetron Point in Swadlincote, Derbyshire. Tetron Point is a popular, modern business park located between the town centre of Swadlincote and the A444 being less than one mile from each. The location is 5 miles from the A38 and 7 miles from Junction 11 of the M42. Tetron Point is the town's principal business park.

Tetron Trade Park is prominently located at the entrance to the development with frontage to William Nadin Way.



Accommodation

There are 4 units to be constructed on the plot and these range from 2,000 sq ft (185.8 sq m) upwards. Requirements up to 12,500 sq ft (1,161 sq m) can be accommodated which will be a combination of all four units.

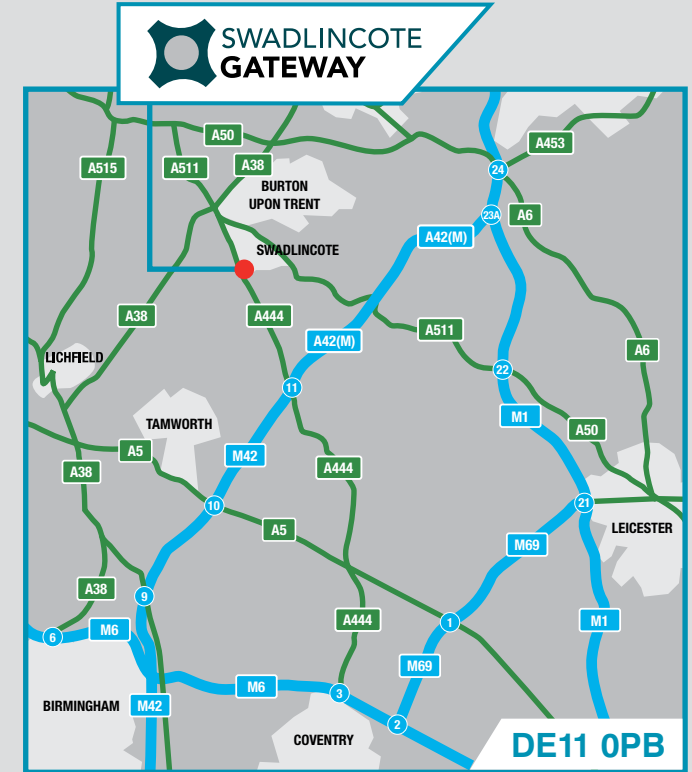
The units benefit from:

- 6 m to eaves
- Dedicated on site car parking
- Level access loading doors
- Enhanced elevation to William Nadin Way

Terms

Please see schedule of availability which details unit sizes, availability and asking prices. Rents are on application and dependent upon covenant of potential tenant and lease term.

MAJOR OCCUPIERS IN SWADLINCOTE:



Jon Ryan-Gill / James Clements



jon.ryan-gill@knightfrank.com
james.clements@knightfrank.com

Paul Rushton



paul.rushton@rushtonhickman.com

Knight Frank and Rushton Hickman for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: 1. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 2. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. 3. These particulars are produced in good faith, and set out as a general guide only and do not constitute part of any offer or contract. 4. No person in the employment of Knight Frank and Rushton Hickman has any authority to make or give representation or warranty whatever in relation to this property. 5. All prices and rent are quoted exclusive of VAT unless otherwise stated. Design: tasseldesign.co.uk 8743 04.15

Site 67 - Cadley Hill, Burton Road Business Estate



Part Site 67 E1D Cadley Hill



Under Offer



Highwall Business Park, Tetron Way Tetron Point, Swadlincote, Derbyshire, DE11 0BB.

Type: Land, Industrial

Tenure: For Sale / To Let
Size: 843.18m² / 9076.00ft²
Price: Rent: £68,000 p.a.x. / Sale: £1,100,000 Freehold

- UNIT 6 REMAINING - approx 9,076 sq ft GIA - AVAILABLE FOR SALE OR TO LET.
- UNITS 1, 2, 3, 4 & 5 : SOLD.
- Approximately 8m (26'3") to eaves; 3 phase electricity.
- Excellent, strategic location on the edge of the town centre in a rapidly developing commercial and residential area. Adjacent to the A444 and the link to the national road network.

Request Details

Contact Details:

- **Tel:** 01283 500030
- burton@salloway.com



Site 68 - Woodville Regeneration Area Mixed uses



Site 68

North west logistics, ki warehouse

Swadlincote Clutch & Service

Kestrel QAS

IG Elements

Countryside Feeders Limited

PP Protect

Barney Bear's (Online Store Only)

Kiln Way

Kiln Way

Kiln Way

Occupation Ln

Rivoli Dr

Maira Rd

Excelsior Dr

Reliant Cl

Excelsior Dr

Tooth St

Bishops Gate

New Rd

Tunnel Cl

Turret Cl

Maira Rd

Rose Hill

Cafe

The Room

NG

Park

Pool St

St

Skip Hire

d

Rive Commercial

Development on the site shall be designed to mitigate potential adverse visual impacts, by such means as careful siting of buildings, control of building heights and appropriate landscaping.

Woodville Regeneration Area

Policy E6 Woodville Regeneration Area

Woodville Regeneration Area is protected for employment-led redevelopment, supported by the Woodville - Swadlincote Regeneration Route, to enable the economic, social and environmental regeneration of Woodville and Swadlincote. Redevelopment of the site should incorporate 12 ha of employment development defined by use classes B1, B2 and B8 and up to 150 new dwellings.

Explanation

- 6.30 This site, mainly represents poorly restored former minerals workings and vacant industrial premises. It offers the opportunity for re-use to assist in the economic, social and environmental regeneration of Woodville. Development here would be dependent upon the provision of the proposed Woodville – Swadlincote Regeneration Route, referred to in Policy INF4, which would open up access to the land whilst helping to mitigate the transport impacts of proposals, including the relief of congestion and environmental problems at the A511/A514 “Clock Island” junction. External funding contributions toward the route are being sought which may have viability implications which influence the mix of uses on site.
- 6.31 Strategic scale development in this location, including any potential development on adjacent land outside South Derbyshire, will be brought forward through joint working with North West Leicestershire District Council, to deliver regeneration whilst protecting the amenity of the neighbouring district and maintaining the separate identity of nearby Albert Village. Account will be taken of the need to avoid unacceptably traffic impacts both within Derbyshire and in the neighbouring district of North West Leicestershire.
- 6.32 Regeneration of this site could also contribute towards enhancing the existing urban environment in Woodville, providing new and improved green spaces, community facilities and tree planting, reflecting its key location in the Heart of The National Forest. To help ensure that proposals contribute toward meeting economic needs, the Council will endeavour to secure the timely completion of industrial and business development on the site.
- 6.33 Part of the area identified represents the former premises of the T.G. Green pottery manufacturer. The buildings include listed bottle kilns

EMPLOYMENT & THE ECONOMY

Introduction

- 6.1 The policies in this Chapter seek to meet the employment development requirements identified in Policy S5.

Strategic Employment Land Allocations

Policy E1 Strategic Employment Land Allocations 2011 - 2028

- A Development of the following sites will not be permitted other than for new industrial and business development as defined by classes B1(b), B1(c), B2 and B8 of the Use Classes Order:**

Policy No.	Location	Area (ha)
NEW LAND		
E1A	Cadley Hill, Swadlincote	3
E1B	Hilton	7
E1C	Woodville Regeneration Area	12
COMMITTED LAND		
E1D	Tetron Point	8.08
E1E	Dove Valley Business Park	19.27
E1F	Former Drakelow Power Station	12
E1G	Cadley Hill, Swadlincote	5

- B At sites allocated for strategic employment development at E1A, E1B, E1C and E1E the Council will secure provision to meet the needs of small and “grow on” businesses in the form of premises or serviced plots, to be brought forward during the course of the development, either by conditions or a legal agreement attached to a planning permission.**
- C Further development will also be supported at Dove Valley Park and Land at Sinfin Moor, in accordance with Policies E4 and E5**

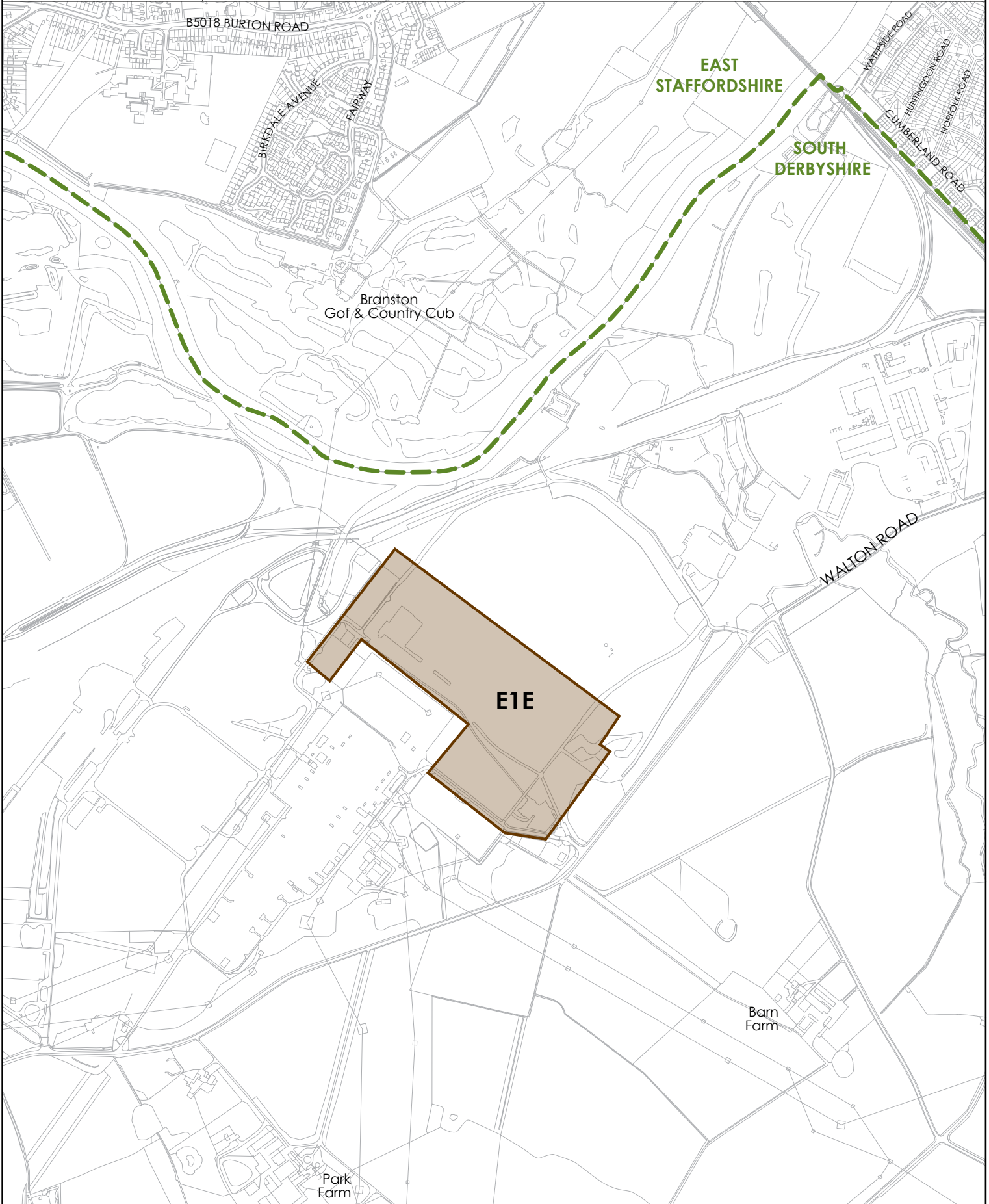
Explanation

- 6.2 As noted in Chapter 4, net total employment land need for the plan period in the remainder of South Derbyshire, beyond the Derby Urban Area, is 42.27 ha.
- 6.3 New land will be at Hilton Business Park to the north for 3.7 hectares and to the east of Hilton Business Park for 3.25 hectares. Parts of the established business park are also to be retained for industrial and business use.

- 6.4 In the Swadlincote urban area new land will be at Cadley Hill (3ha) and the Woodville Regeneration Area (12 ha). The extent of the latter is subject to securing public infrastructure funding toward the development of the proposed Swadlincote Regeneration Route which will have a bearing on the mix of uses on the site.
- 6.5 For the remainder of the District beyond the Derby Urban Area the additional employment sites in the plan period will bring the total provision to around 82 hectares.
- 6.6 Development can also be expected to come forward on small unallocated sites through extensions to existing businesses and rural diversification schemes.
- 6.7 The remainder of the strategic allocation comprises sites with planning consent at Dove Valley Business Park, Tetron Point and the former Drakelow power station site.
- 6.8 Dove Valley Business Park has been successful in attracting business investment to the District, largely as a consequence of it being directly connected to the A50 trunk road. Much of the land with planning consent for industrial and business uses on this brownfield site has now been developed. However, a number of plots remain available.
- 6.9 In Swadlincote, provision is made for continued employment development adjacent to the A444, on land to the south of Cadley Hill Industrial Estate.
- 6.10 At the former Drakelow power station site, an area of 12 ha adjacent to proposed new housing development has the benefit of planning consent to be redeveloped for industrial and business purposes.
- 6.11 Further land has been allocated for employment-led regeneration on a regeneration site in Woodville, (see Policy E6).
- 6.12 As noted under Policy INF3, there is market interest in the establishment of new Strategic Rail Freight interchanges in this part of the East Midlands. The development of such a proposal within South Derbyshire would be expected to generate new employment on a significant scale, with wide ranging strategic planning implications.
- 6.13 The South Derbyshire Economic Development Strategy identifies a shortage of start-up and grow-on business accommodation in the District. To help meet this need, conditions will be attached to future planning consents for development of the strategic employment sites at Hilton, Cadley Hill, Dove Valley Park and the Woodville Regeneration Area requiring the provision of an element of smaller units of up to 100m² in size and "grow-on" units of up to 500m² in size, and/or small, serviced plots allowing owner occupiers to develop bespoke



Employment Policy 1: Strategic Employment Land Allocations - E1E FORMER DRAKELOW POWER STATION



Site 70 - Former Drakelow Power Station Site



Sunken Gardens of Drakelow Hall

West Road Haulage

Anvil Hire

AMCO Logistics

River Trent

River Trent

Walton Rd

Drakelow "B" Station

Vital Energi

E1E

Drakelow "A" Station

Drakelow "C" Station

Walton Rd

Drakelow

Drakelow Park

Victoria's Paw Paddock

Barn

Main St - Walton Rd

Walton Rd

Rd

Site 74

mountpark
bardon

ESTABLISHED.
CONNECTED.
WELL SPECIFIED.

UNITS 2 & 3

314,500 SQ FT AND 63,560 SQ FT

M1 JCT 22 | LE67 1FB

www.mountpark.com/bardon

UNDER CONSTRUCTION.
COMPLETION FROM OCTOBER 2016.

mountpark
bardon





ESTABLISHED.

Situated only 5 minutes from the M1 JCT 22, Bardon is an established logistics location, home to brands such as Amazon, DHL, Babcock, Nestlé, K+N, Bunzl, Laura Ashley and Antalis.



OVERVIEW.

MOUNTPARK BARDON UNITS 2 AND 3 ARE A NEW SPECULATIVE INDUSTRIAL LOGISTICS DEVELOPMENT ADJACENT TO THE CURRENTLY UNDER CONSTRUCTION 1.05 MILLION SQ FT AMAZON FACILITY WITH THREE FUNDAMENTAL BENEFITS;

WELL SPECIFIED. TWO GRADE A UNITS OF 314,500 SQ FT AND 63,560 SQ FT.

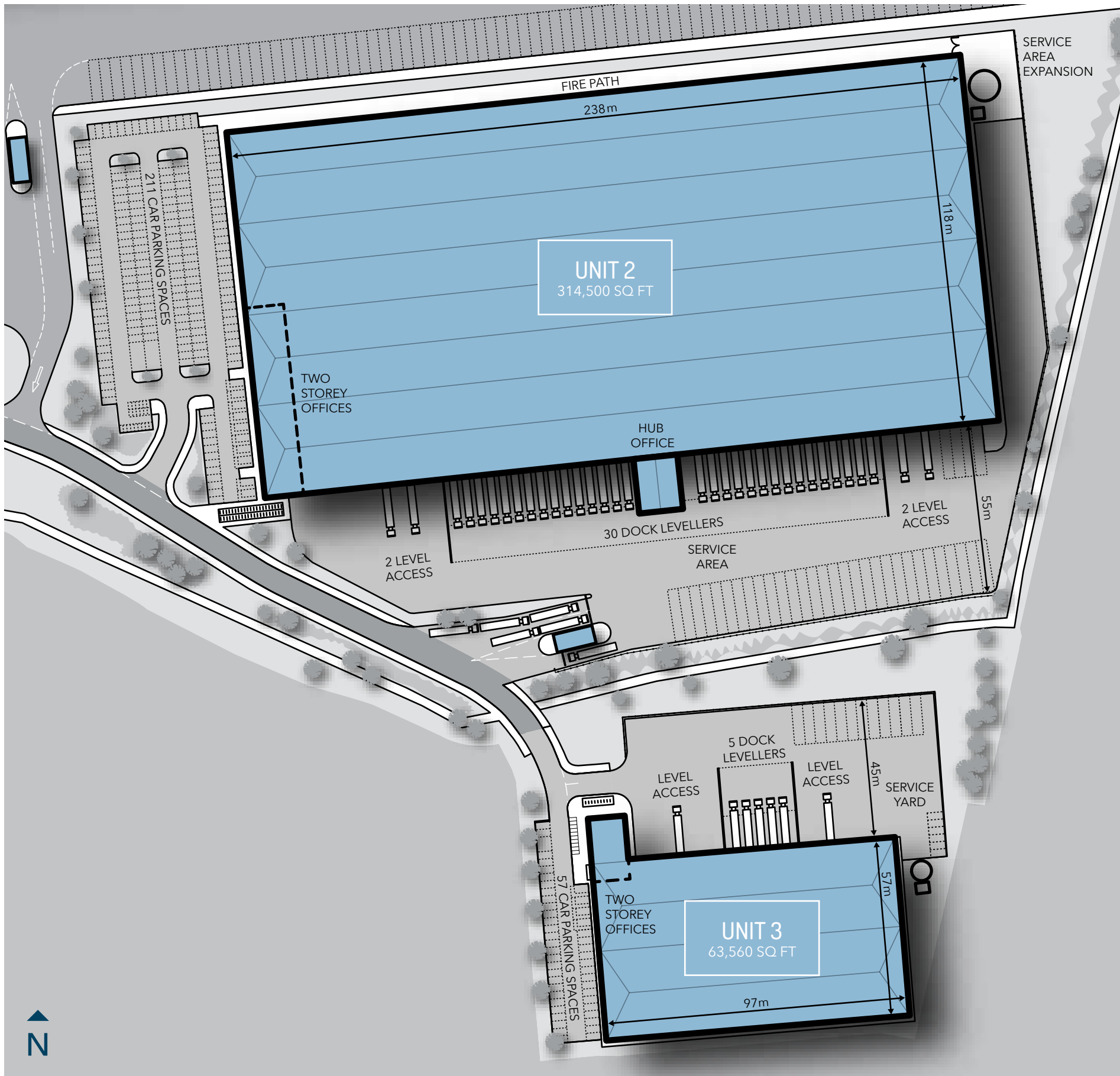
ESTABLISHED. HOME TO BRANDS INCLUDING AMAZON, DHL, BABCOCK, NESTLÉ, K+N, BUNZL, LAURA ASHLEY AND ANTALIS.

CONNECTED. ONLY 2.5 MILES FROM THE M1 AT JUNCTION 22 PUTS THIS OPPORTUNITY FIRMLY IN ONE OF THE UK'S PRIME LOGISTICS LOCATIONS.

...WE'RE READY TO TALK, NOW.



mountpark
bardon



SERVICE AREA EXPANSION

FIRE PATH

238m

118m

UNIT 2
314,500 SQ FT

211 CAR PARKING SPACES

TWO STOREY OFFICES

HUB OFFICE

2 LEVEL ACCESS

30 DOCK LEVELLERS

SERVICE AREA

2 LEVEL ACCESS

55m

5 DOCK LEVELLERS

LEVEL ACCESS

LEVEL ACCESS

45m

SERVICE YARD

57 CAR PARKING SPACES

TWO STOREY OFFICES

UNIT 3
63,560 SQ FT

97m

57m



SPACE.

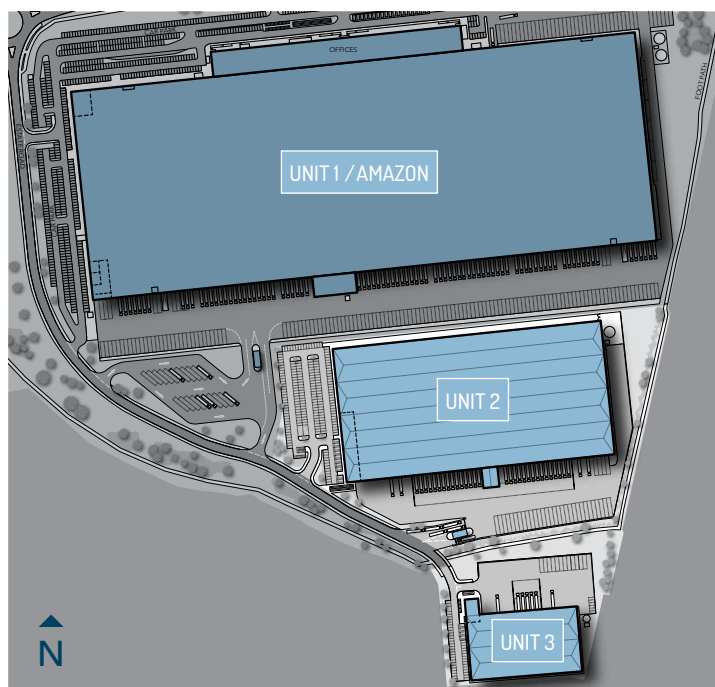
UNIT 2

Warehouse	296,595 sq ft
Offices	15,230 sq ft
Hub Office	2,445 sq ft
Gatehouse	230 sq ft
TOTAL	314,500 sq ft

UNIT 3

Warehouse	59,050 sq ft
Offices	4,510 sq ft
TOTAL	63,560 sq ft

Measurements are approximate and floor areas are based upon Gross Internal.



SPECIFIED.

Units 2 and 3 are both secure and self-contained. Innovation, function and sustainability are demanded in the modern world of logistics, that's why our specifications are unmatched.

Unit	2	3
Dock level access doors	30	5
Level access doors	4	2
Clear Eaves Height (m)	15	12
Logistics warehousing built to EPC A specification	✓	✓
Roofing and wall cladding with manufacturer guarantees	✓	✓
50 kN/m ² floor loading	✓	✓
10% Rooflights	✓	✓
BREEAM 'very good' rating	✓	✓
Cat A fit-out (first floor)	✓	✓
Office cooling systems	✓	✗
400 lux lighting (Offices)	✓	✓
Maximum yard depth (m)	55	45
Car parking areas	211	57
Landscaped environment	✓	✓
Security Gatehouse	✓	✗

■ Warehouses & Offices ■ External

FIND OUT MORE AT:
www.mountpark.com/bardon

CONNECTED.

Logistics and supply chain efficiencies are all about location and Mountpark Bardon is strategically located for that reason. At only 2.5 miles from Junction 22 of the M1, the development is ideally located for the national motorway network and is within easy reach of both Birmingham Airport and East Midlands Airport.

LINKED.

2.5 MILES TO
JCT 22 M1

13 MILES TO
M42

19 MILES TO EAST
MIDLANDS AIRPORT

32 MILES TO
M6

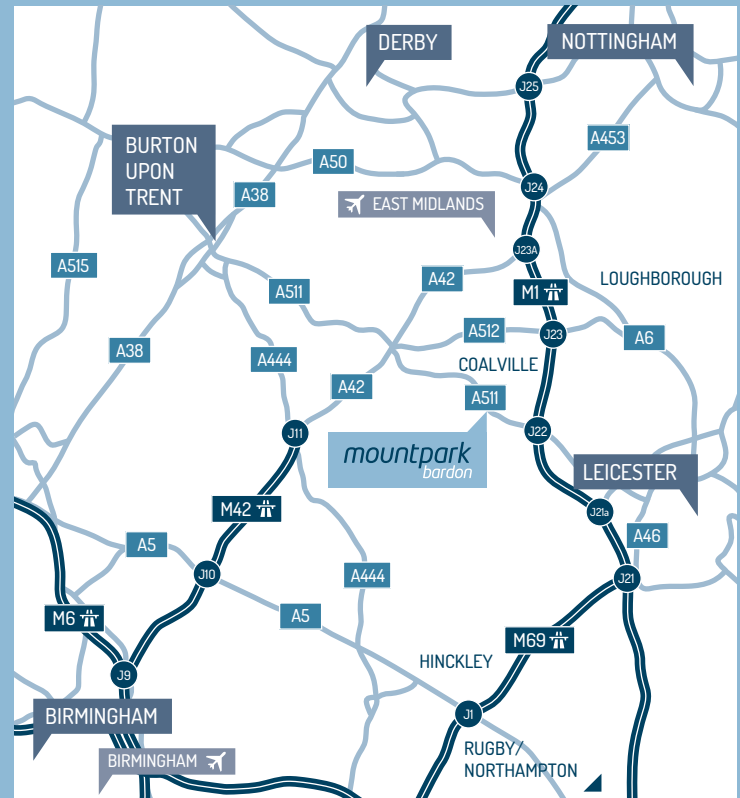
35 MILES TO
BIRMINGHAM

86 MILES TO
M25

93 MILES TO
M62

156 MILES TO
FELIXSTOWE

BEVERIDGE LANE, BARDON LE67 1FB



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024 7663 6888

Mountpark Bardon is a development by
Mountpark Logistics EU Sarl, the European
Logistics Development Company owned by:



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mountpark
bardon

FINAL UNIT REMAINING

Site 75



340,853 sq ft industrial and distribution unit in a prime location

HINCKLEY 340

J1 · M69



Ready to
Occupy



Adjacent to
J1 M69



Net Zero Ready
Building



Up to 7.5 MVA
Available


HINCKLEY 340
340,853 SQ FT


Geosynthetics


octopusenergy


amazon


dpd


LEONARDO
Hotels

J20 M1

A5

J1 M69

Hinckley

Hinckley 340 indicative CGI

Hinckley 340 is a new speculative building adjacent to junction 1 of the M69 in Hinckley, Leicestershire.

Hinckley 340 offers an industry leading specification including 15m haunch height, 50m yard and 2 storey HQ style offices. The unit has been delivered as Net Zero carbon in construction and is designed to be Net Zero ready.



HINCKLEY 340

340,853 SQ FT

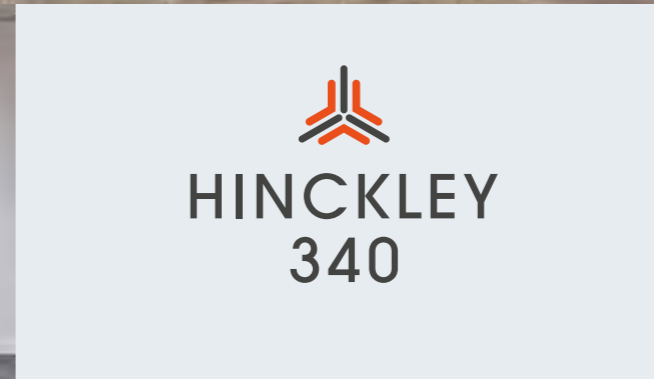
	Sq ft	Sq m
Two Storey / Pod Offices	17,443	1,620
Warehouse	323,410	30,046
Total	340,853	31,666

- 305 Parking spaces
- 54 HGV parking spaces
- 50m yard depth
- 30 Dock doors
- 4 Level Access doors
- Available for B1/B2 & B8 use
- 2 MVA **PLUS** an additional 5.5 MVA available
- Floor Loading 50kn/m²
- Haunch height 15m
- 17K of Grade A office space
- Built with sustainably sourced steel

SPECIFICATION

Hinckley 340 has been built to an industry leading specification, offering 2 storey HQ style offices, 15m haunch height and 50m yard.

Up to 7.5MVA power is available with additional capacity from the generous solar PV provision in the base specification.



SUSTAINABILITY

Hinckley 340 has been built to the highest standards of sustainability, achieving BREEAM Excellent and EPC A ratings. The unit has been delivered as Net Zero in construction and is designed to be Net Zero ready.



HINCKLEY 340

NET ZERO TERMINOLOGY

We use UKGBC definitions of Net Zero terms. For more information, please visit hinckleypark.co.uk/#sustainability



BREEAM
'Excellent'



32 EV parking
spaces installed



Infrastructure for
100% EV spaces



Solar PV capable of
saving up to £55,000
pa on energy bills*



EPC A



Delivered as Net Zero
in construction



Net Zero
Ready

*Based on maximum capacity of 181,922 kWh / annum and £0.30 kWh electricity cost

SUSTAINABLE FUTURES

IM Properties have launched its Sustainable Futures framework, setting out ambitions to 2030 and beyond, based around three central themes of People, Place and Planet.

We pledged that sustainability would continue to be at the heart of how we worked at Hinckley Park and would deliver on a number of sustainability credentials. The final stage of development has been developed at Net Zero carbon in construction and buildings are Net Zero ready. As a result the buildings are optimised to achieve Net Zero in Operation. We have also achieved BREEAM 'Excellent' and EPC A.

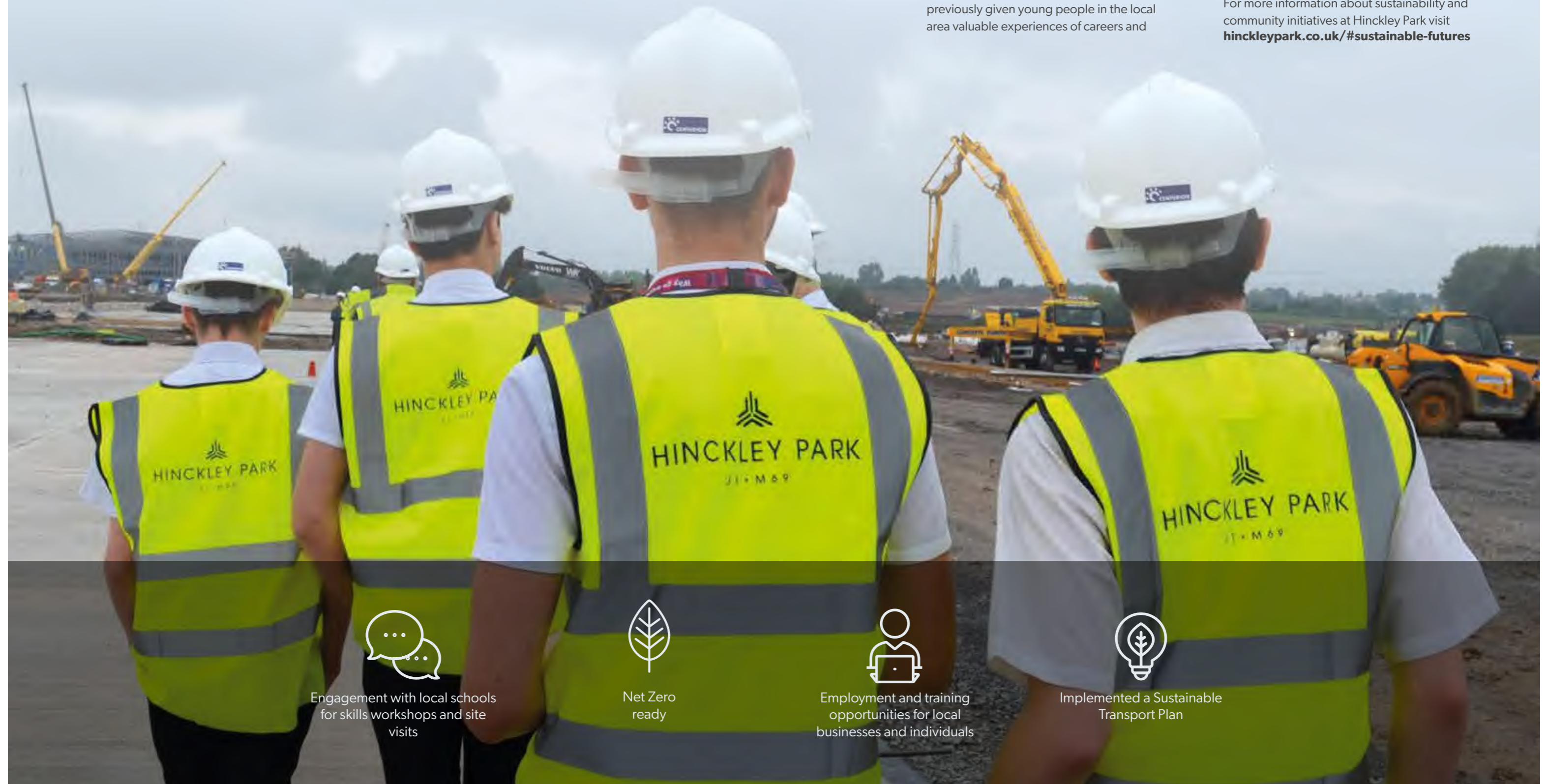
At IM Properties, our ambition is to create positive change in the communities where we work, benefiting the local economy through jobs, training, and local investment. Hinckley Park continues to play an active role in the local community, continuing the commitment previously made alongside key stakeholders to an Employment and Skills Charter to identify employment and training opportunities for local businesses and individuals at the site.

School visits to site and skills workshops have previously given young people in the local area valuable experiences of careers and

opportunities in the construction industry, highlighting just how important it was that we maintained engagement with local schools during the final phase of development.

Having already delivered extensive social value around training and skills, in 2023 the Hinckley Park Community Fund was launched in an effort to strengthen the community, enhance the natural environment, and promote positive change through grants.

For more information about sustainability and community initiatives at Hinckley Park visit hinckleypark.co.uk/#sustainable-futures



Engagement with local schools for skills workshops and site visits



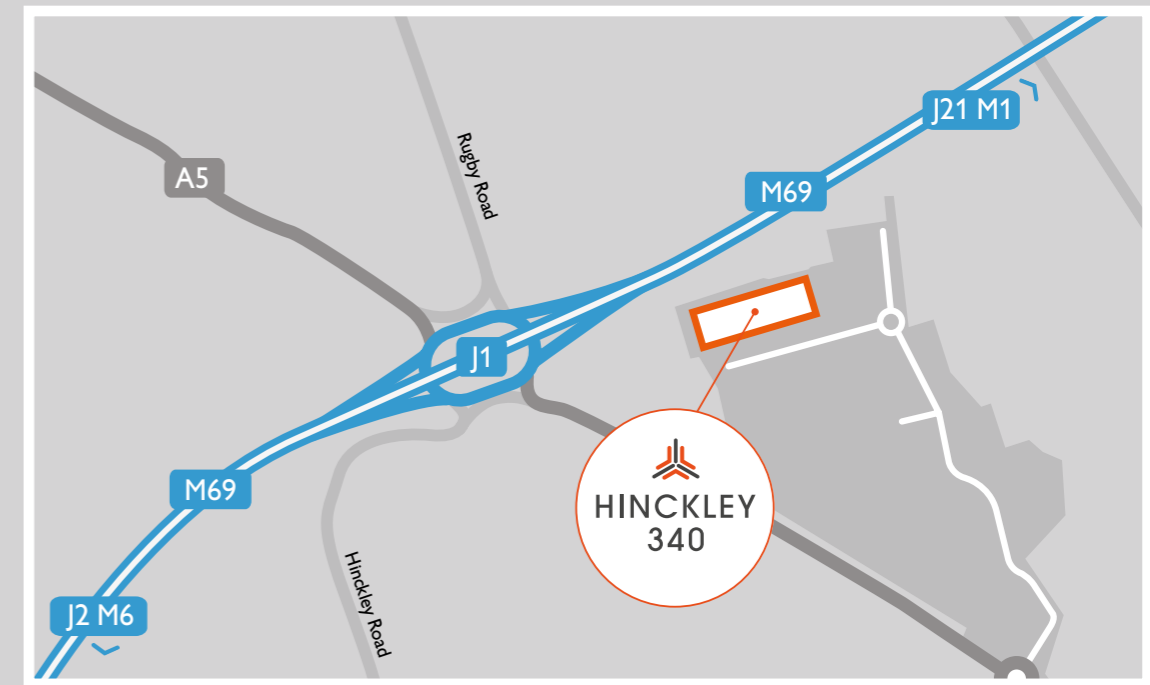
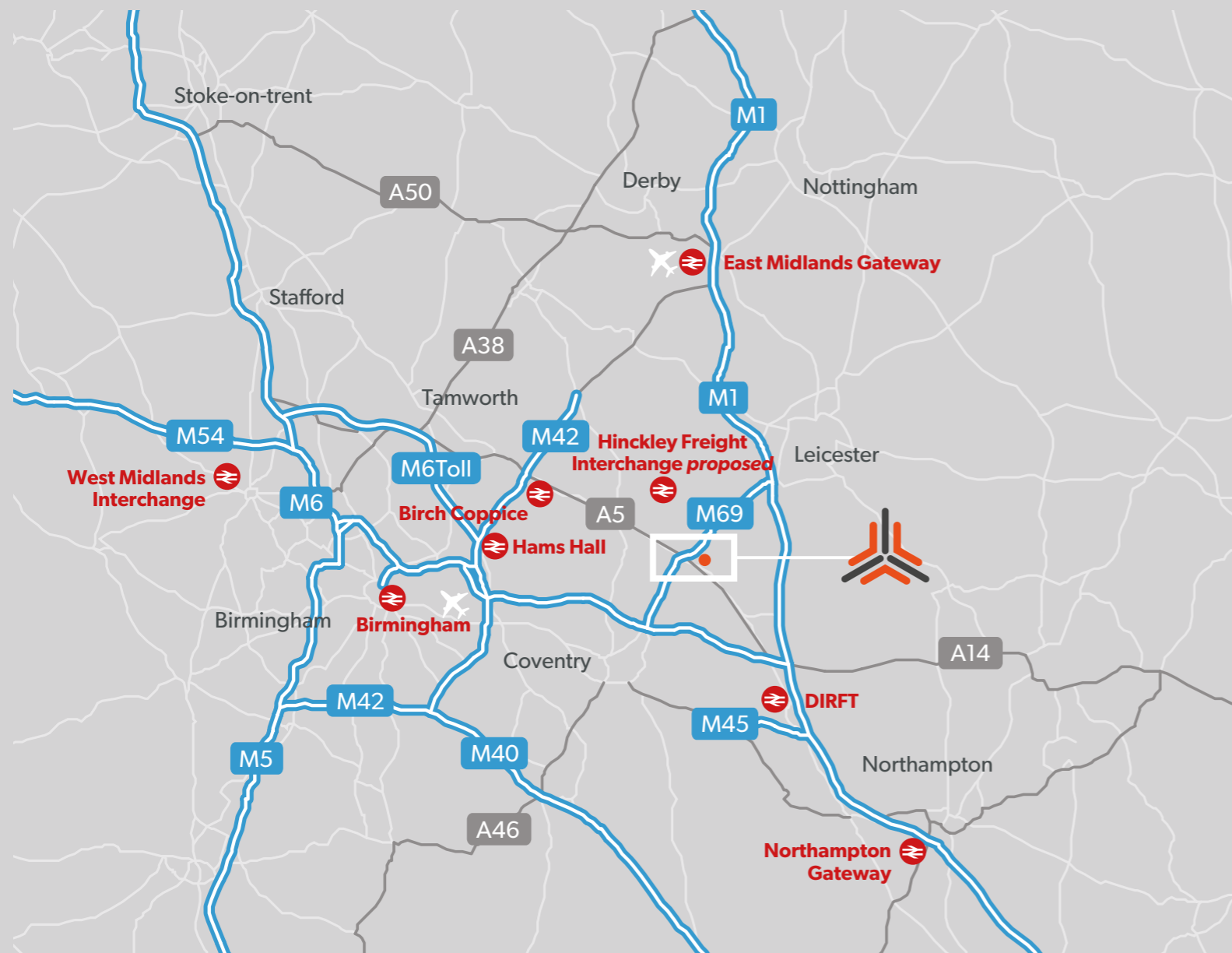
Net Zero ready



Employment and training opportunities for local businesses and individuals



Implemented a Sustainable Transport Plan



DRIVING DISTANCES

Cities	Miles
Coventry	10.5
Leicester	12.6
Birmingham	28
Northampton	30.6
Nottingham	39.7
Derby	40.1
Motorways	Miles
M69	0.2
M6 J2	6.5
M1 S J20	9.5
M1 N J21	9.8

Source: Google Maps

Rail Freight/Airports	Miles
Hinckley Freight Interchange Proposed	2
Birch Coppice	14
DIRFT	14
Hams Hall	21
Birmingham Airport	24
East Midlands Gateway	30
East Midlands Airport	30
Birmingham Rail Freight Terminal	31
Northampton Gateway	32
West Midlands Interchange Under construction	47

Source: Google Maps

Sat Nav: LE10 3JA

what3words ///lively.tall.angle

LOCATION

Hinckley Park is strategically located adjacent to the M69 and 6.5 and 9.5 miles from the M6 and M1 respectively. The park is just a short drive from Leicester and Coventry, offering a wide potential customer and workforce pool, with over 109,000 households within a 10 mile radius of site*.

*Post Office

For further information contact the joint agents:

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0121 616 5555
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Peter Monks
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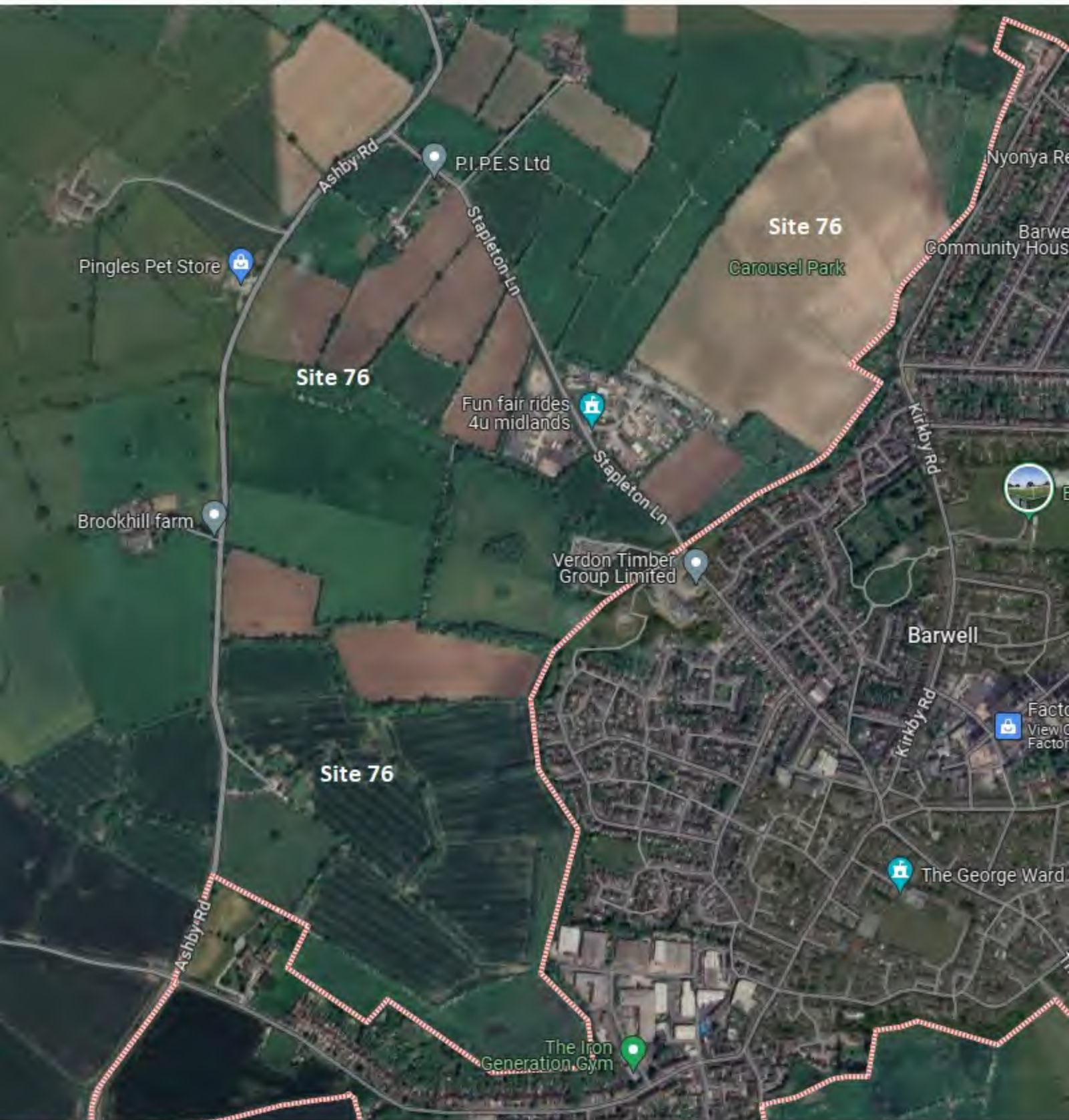


hinckleypark.co.uk



FIGURE 4.5 THE FINAL ILLUSTRATIVE MASTER PLAN

Site 76 Barwell SUE location



- m) Support the functions of the Green Wedge that fall within or adjacent to Burbage, helping to protect settlements' individual identities and provide easy access from the urban areas into green spaces as part of a Green Infrastructure network.*

What evidence has informed the Policy?

As this is an overarching policy there are many evidence bases and supporting documents that have been used to inform this Policy. Many elements of the Policy are further detailed in subsequent policies, where the relevant policies have been listed.

Which spatial objectives will the Policy help deliver?

The Policy has links to all the strategic objectives of the Local Plan.

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy SS05 replaces Policy 4 in the Local Plan 2006-2026.

Barwell and Earl Shilton

The Earl Shilton and Barwell Area Action Plan (AAP) was adopted in 2014 and sets out the development framework for Sustainable Urban Extensions (SUEs) for both settlements. Due to the current stage of both SUEs the adopted AAP is critical in bringing these schemes forward and therefore will be saved as part of this Local Plan.

SS06 Barwell Sustainable Urban Extension

Development at the Barwell SUE will be in accordance with the SUE Development Framework as set out in the adopted Earl Shilton and Barwell Area Action Plan (2014). Land at the Barwell SUE is allocated for:

- a) A minimum of 2,500 homes.*
- b) A minimum of 20% affordable housing to be provided on site.*
- c) A minimum of 6.2ha of land for industrial and warehousing use within B2 and B8 use classes to primarily support local employment opportunities, including starter and grow-on units.*
- d) A neighbourhood centre, including:*
 - i. New primary school;*
 - ii. Local convenience retail provision that is complementary to, but does not detract from, Barwell District Centre;*
 - iii. Community and Recreational facilities (if appropriate and /or equivalent developer contributions towards improving the quality of or increasing*

capacity at existing facilities);

iv. Health facilities (if a location in or close to Barwell cannot be secured); and

v. A public house or equivalent; and/or nursery provision or other identified community need.

e) Local and strategic highway improvements in accordance with Policy 16 of the AAP.

f) Improvements to walking and cycling infrastructure in accordance with Policy 17 of the AAP.

g) Public realm improvements to Barwell District Centre in accordance with Policy 19 of the AAP.

h) Outdoor Sports Provision.

4.44 Barwell is located close to the A47 and supports Hinckley as a sub-regional centre. A sustainable urban extension (SUE) on the western edge of Barwell comprising 2,500 new homes, 6.2 hectares of employment land, a primary school, health centre, retail and community facilities is allocated within the Council's current Local Plan and has brought with it a focus for regeneration in the district centre of Barwell. It is one of two sustainable urban extensions allocated in the current Local Plan, the other being Earl Shilton. This development has outline planning permission (12/00295/OUT) subject to the signing of a Section 106 agreement.



4.45 Some of the figures contained within the AAP are now a little outdated but contains useful design guidance and the policy context remains sound. In addition, the existing outline planning permission is predicated on its contents.

4.46 Due to the long lead in time for bringing forward SUEs, the housing figure expected to be delivered during the plan period on Barwell SUE is a minimum 990 homes with the remaining 1510 dwellings rolling over into the next plan period.

What evidence has informed the policy?

Earl Shilton and Barwell Area Action Plan (2014)

Which spatial objectives will the policy help deliver?

The Policy has links to all the strategic objectives of the Local Plan.

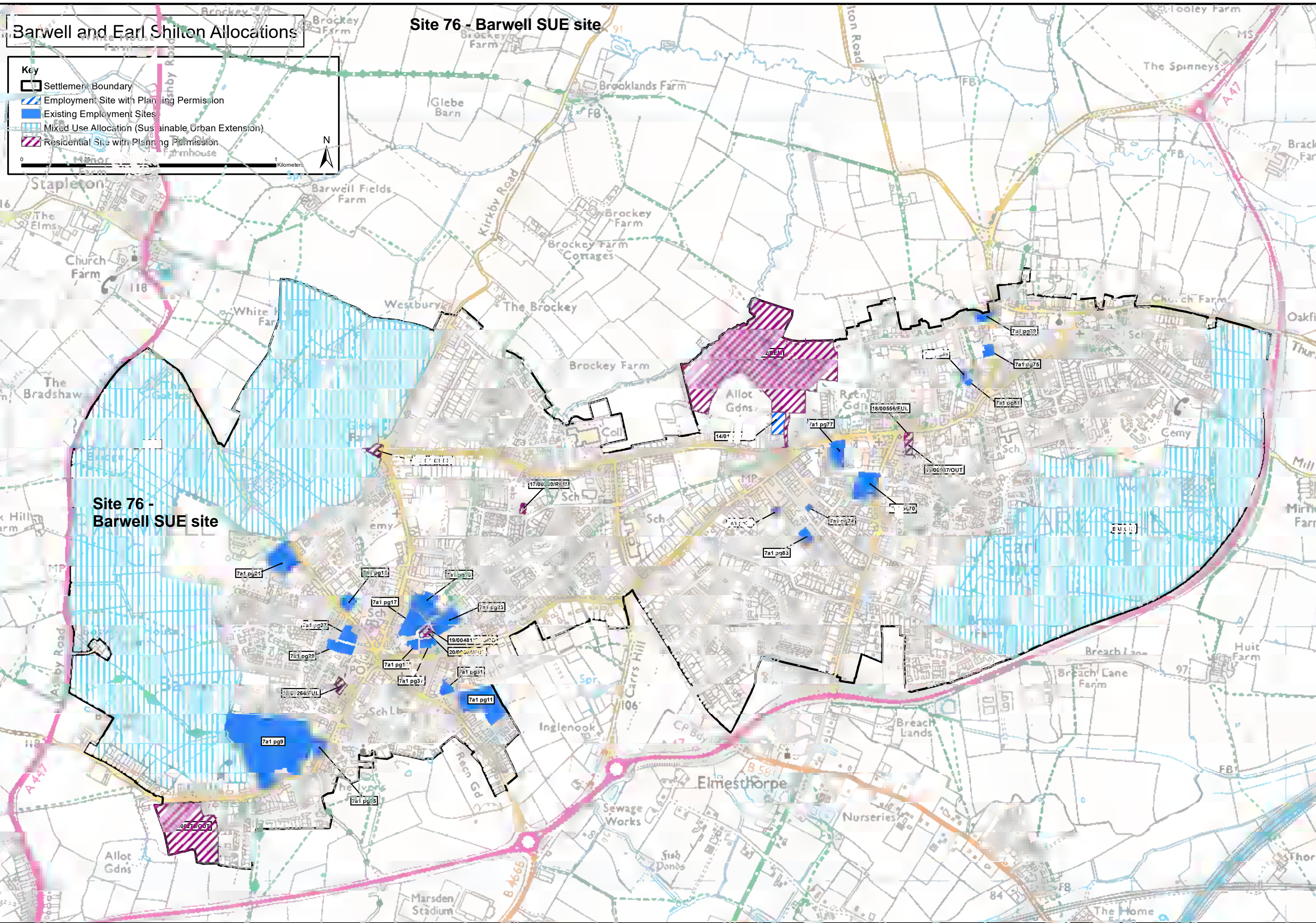
Barwell and Earl Shilton Allocations

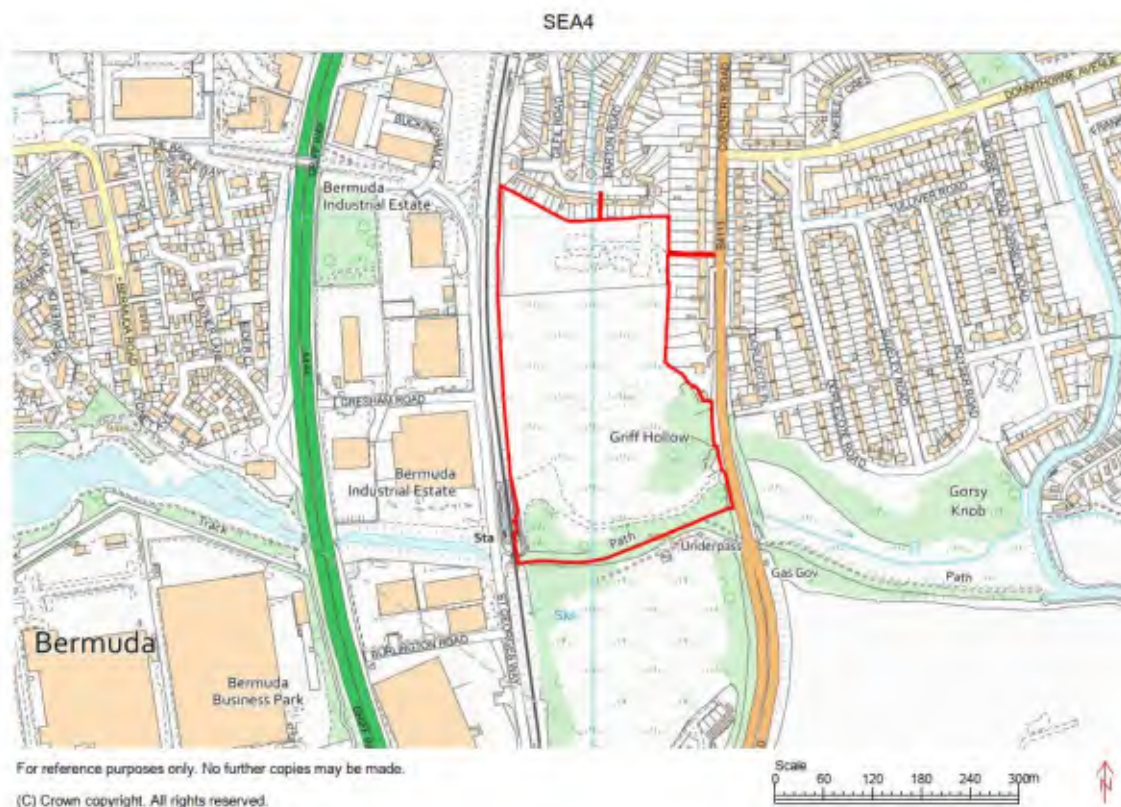
Site 76 - Barwell SUE site

Key

- Settlement Boundary
- Employment Site with Planning Permission
- Existing Employment Sites
- Mixed Use Allocation (Sustainable Urban Extension)
- Residential Site with Planning Permission

0 1 Kilometers





Strategic Policy SEA4: Coventry Road

Strategic employment site SEA4 will be developed for employment uses comprising use classes E(g) (ii and iii), B2 and B8.

Key development principles

1. Provision of approximately 9.59ha of employment land.
2. Upgrade of existing access onto Coventry Road (B4113).
3. Financial contributions towards Borough-wide strategic highway infrastructure works identified within the A444 corridor.
4. Financial contributions to deliver bus/rail interchange facilities on St Georges Way in the vicinity of Bermuda Park Rail Station - including real time passenger information to support improved bus access to the Bermuda residential area and employment sites.
5. Financial contribution towards the delivery of biodiversity enhancements on land to the south of Centenary Way (Griff Hollows local wildlife site), as well as biodiversity offsetting.
6. Financial contribution towards the reopening of the culverted Griff Brook.
7. Financial contribution towards delivery of an area wide green infrastructure SPD (or equivalent) that promotes species movement along identified green corridors.
8. Suitable sewage connection to the existing foul drainage network and contributions to local sewage network, improvements to increase capacity, improvement to the local network to reduce impact on hydraulic performance and improve biological treatment capacity to accommodate the development.

9. Creation of cycle path link between Bermuda Station and Coventry Road, as well as contributions to a crossing point for Coventry Road and contributions to the Bermuda Connectivity Project.
10. Reinforce connectivity through the creation of footpath and cycle connections through the site from Coventry Road B4113 to the Griff Brook to the north and the canal towpath to the east.

Form of development

11. Provision of landscape screening along the northern, eastern, western and southern boundaries.
12. Broadleaved woodland should be retained and restored where possible.
13. Smaller scale (and height) development (similar scale to the adjacent Bermuda Industrial Estate) will be located nearer to the residential edge to the north and east.
14. Shorter side or gable end of building form to front onto Centenary Way in order to reduce perceived effects of scale and massing of any proposed development on any retained public open space.
15. Use of colour graduation on elevations from darker colours to base, and lighter colours nearer to rooflines in order to better integrate development into the landscape.
16. Maintain an open corridor to the south of the site accommodating Centenary Way, with appropriate tree and shrub planting in order to limit effects to views along this public right of way.
17. Opportunities to improve the heritage features of the area and their link to the work of George Eliot should be pursued where possible. The Canal and River Trust requires that opportunities are given to restore part of the industrial heritage of the locality and re-establish the canal branch through the site, linking it to the remaining portion to the east.
18. Areas of high distinctiveness should look to be preserved to form part of a network of natural habitats. Habitat connectivity to the south should be maintained and enhanced to allow connections to the wider local wildlife site, including along the southern boundary of the site.

7.116 Land directly to the south of SEA4 was part of the Griff granite quarry and was extensively quarried throughout the late nineteenth and early twentieth centuries. The site is now restored and designated as the Griff Hollows local wildlife site. The Centenary Way long distance footpath crosses the south of the site. Griff Brook runs, in culvert, parallel with Centenary Way.

7.117 The site will deliver approximately 9ha gross (8.6ha net) for employment uses, including parking and servicing areas. The site is in two ownerships, but all landowners see the value in working together to bring the site forward in a comprehensive and integrated manner. It is essential that landowners come to a voluntary agreement based on sharing the cost of off-site and on-site infrastructure requirements. The final net figure will be determined by the design and layout of the site.

Local wildlife site and biodiversity

7.118 Land to the south of the developable area of SEA4 forms part of the Griff Hollows local wildlife site. The site is being brought forward for development in combination with on and off-site ecological mitigation as well as wider biodiversity enhancement. This will result in the enhancement of the habitat connectivity of the Griff Hollows local wildlife site and will create wider linkages to Bermuda Balancing Lake local wildlife site and Coventry Canal. A key element of this will be the reopening of the culvert to enable mammals to connect along ecological corridors. The Griff Hollows local wildlife site should be re-surveyed and this should include the water vole survey project being undertaken by Warwickshire Wildlife Trust.

Transport

7.119 The Transport Modelling Report, commissioned by Warwickshire County Council, sets out a number of strategic road improvements in close proximity to SEA4 in order to mitigate potential cumulative impacts of all proposed strategic housing and employment allocations within the Borough Plan. The development of SEA4 is expected to contribute financially towards the A444 corridor road improvement schemes, set out in the Transport Modelling Report, via planning obligation.

Historic environment

7.120 SEA4 and its surrounding area is associated with the works of the writer George Eliot. Development of SEA4 provides an opportunity to improve this association and establish connections of the Griff Hollow area to the former section of the canal branch. This could be achieved via the following:

- Re-establishing the canal branch through the site and linking to the remaining portion to the east, in order to restore part of the industrial heritage of the locality as well as creating a continuous wildlife corridor habitat.
- Selection of appropriate planting as demonstrated in historic photos and George Eliot's description of Red Deep in *The Mill on the Floss*.
- Connecting the site to the wider landscape through the use of a heritage/literary trail.
- Establishing a walking route between the proposed George Eliot Visitor Centre at Griff Hotel and Griff Hollow.

Flooding

7.121 The SFRA Level 2 (August 2023) provided for the Borough Plan Review, required the site to undergo a full Level 2 assessment. The site is within Flood Zones 1, 2 and 3. Modelling used for the Level 2 states that the site is at very low risk of fluvial and surface water flooding, but which increases with flood events. Access and egress to the site is limited due to the surrounding environment, access off Coventry Road shows there is some flood exceedances in the area. Therefore, safe access and egress will need to be

demonstrated in flood events plus climate change, fluvial and surface water events. Site drainage proposals should address the requirements for access routes, avoid impeding surface water flows and preserve the storage of surface water to avoid exacerbation of flood risk in the wider catchment. The document should be considered as part of the further site-specific flood-risk assessment that will be required for any planning application. The Report concluded that a Sequential Test is required for this site.

7.122 (Policy SEA5 has been removed from the Borough Plan Review due to the site being under construction).

Strategic Policy SEA6 – Bowling Green Lane

Introduction

7.123 Strategic employment allocation SEA6 will contribute to meeting the strategic employment needs of the Borough, as well as the job creation objectives of the plan, delivering some residential dwellings to contribute towards the Borough's needs. Two outline applications for the site's development have been submitted for the demolition of all existing structures and for the development of commercial/industrial floorspace and ancillary office space (Application reference 039611) and one for 93 dwellings and up to 70 bed care home (Use Class C2) (Application reference 039592).

