

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	1	<b>Site Name</b>	Aintree Close		
<b>Area (ha)</b>	4	<b>Source</b>	Existing employment site		
<b>Address / Location</b>		Aintree Close CV6 5QD			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		The site is situated within an older industrial estate, positioned around 0.5 miles west of the A444. Surrounded by various industrial buildings, it benefits from an established industrial setting.			
<b>Landowner(s) (if known)</b>		Part Owned by Coventry City Council			
<b>Recent Relevant Planning History</b>		No recent relevant planning history			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	48 Henrietta St, Foleshill, Coventry CV6 5EF	Creative hubb Limited	Textiles Engineer	Class B2	
	49 Henrietta St, Coventry CV6 5EF	U H Autos	Vehicle repair	Class B2	
	Midland Road, Coventry CV6 5SL	BT Stores Coventry	Logistics	Class B8	
	Aintree Cl, Coventry CV6 5QD	EH Smith	Building Supplier	Class B8	

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	Aintree Cl, Coventry CV6 5QD	God Mission Church	Place of Worship	Class F1	
	Aintree Cl, Coventry CV6 5QD	MCS	Vehicle Repairs	Class B2	
	Aintree Cl, Coventry CV6 5QD	Belgrade Production Services	Performing arts centre	Class F1	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is located in Flood Risk Zone 1, indicating a low risk of flooding despite its close proximity to the Coventry canal.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		The site currently hosts an on-site performing arts centre and a church serving the community, with an adjacent community centre. Any future development should carefully consider these existing facilities and their potential implications.			
<b>Would development of the site have an adverse impact on important landscape features?</b>		The site does not have any significant landscape features; the landscaping on the site is minimal, so any further development is unlikely to impact this.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		There are no statutory environmental or ecological constraints within or in close proximity to the site. However, the site does border Coventry Canal, which needs to be considered in any further development.			
<b>Can suitable access to the site be provided?</b>		The road leading to the location is two-way, but it seems congested with parked cars. Hence, any development plans would need to include provisions for sufficient parking space.			
<b>Are there any unique geographical or topographical features at the site?</b>		The site does not benefit from any unique geographical or topographical features.			
<b>Market Appraisal</b>					
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>		A desk-based search (28/11/2023) revealed no properties within the site were for sale or rent; the site visit also confirmed this.			

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<b>Are there any noticeable constraints on potential future development?</b>	The site currently accommodates numerous existing buildings within limited developable space, making any further expansion seemingly unfeasible. The height of the existing buildings also means the addition of a mezzanine floor is not possible for additional employment space.
<b>Is there any need for investment in the site?</b>	The site is in clear need of investment, the units are dated, and the infrastructure is poor.
<b>How accessible is the site?</b>	Primary access to the site is provided by Henrietta Street, which leads onto Aintree Close and Midland Road. Henrietta Street is also used for residential access. Whilst poor parking provisions make the site's accessibility poorer, the site benefits from its proximity to the A444 just 0.5 miles East.
<b>What is the condition of the site?</b>	The site is in poor condition; the units are functional but would benefit from investment to try to meet the aims of the economic development strategy, and access is limited due to the poor parking provisions.
<b>What is the quality of the site's surroundings?</b>	The quality surrounding the site is average, and the parking provisions of the residential area are again a potential issue, but there are no immediate concerns.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site's proximity to the A444 makes it more sustainable; however, the quality of the units and proximity to residential dwellings make it less sustainable.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is classified as a brownfield site, indicating that it has a history of prior development. The current use of the site implies relatively minimal implications for redevelopment. However, it is crucial to note that if the site has historical ties to manufacturing, there is a potential risk of land contamination that should be carefully assessed and addressed during any redevelopment efforts.
<b>Is the site accessible by public transport?</b>	The Bus service 20 offers a direct route from Coventry City Centre, stopping within 0.2 miles of the site on Paragon Way, facilitating convenient access for commuters.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or</b>	Given the brownfield-developed nature of the site, further development would likely have a limited impact on the local environment and biodiversity. No sites of environmental significance or likely high biodiversity value are immediately adjacent to the site. However, Coventry Canal is West and

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<p><b>considerations to mitigate or enhance this impact?</b></p>	<p>South of the site and the ecological constraints associated with future development would have to be considered</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site appears to align well with the growth sectors and industries highlighted in the Council's Economic Development Strategy, particularly in its suitability for Class B2/B8 usage, as identified as a need in the Council's 2022 strategy. Existing features or infrastructure on the site likely complement and support this sector, making it a favourable option for the desired development outlined in the Economic Development Strategy.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>The site's current industrial nature makes it more conducive to supporting industrial employment, aligning well with the area's development goals. Considering the surrounding environment, if the site were not industrial, its location amidst residential surroundings might suggest a potential alternative use for residential purposes. However, the site's infrastructure and characteristics are inherently tailored to industrial functions, emphasising its alignment with the area's economic and employment development objectives.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site's accessibility and proximity to public transport suggest that it's likely to attract a suitable labour force for potential further employment development.</p>

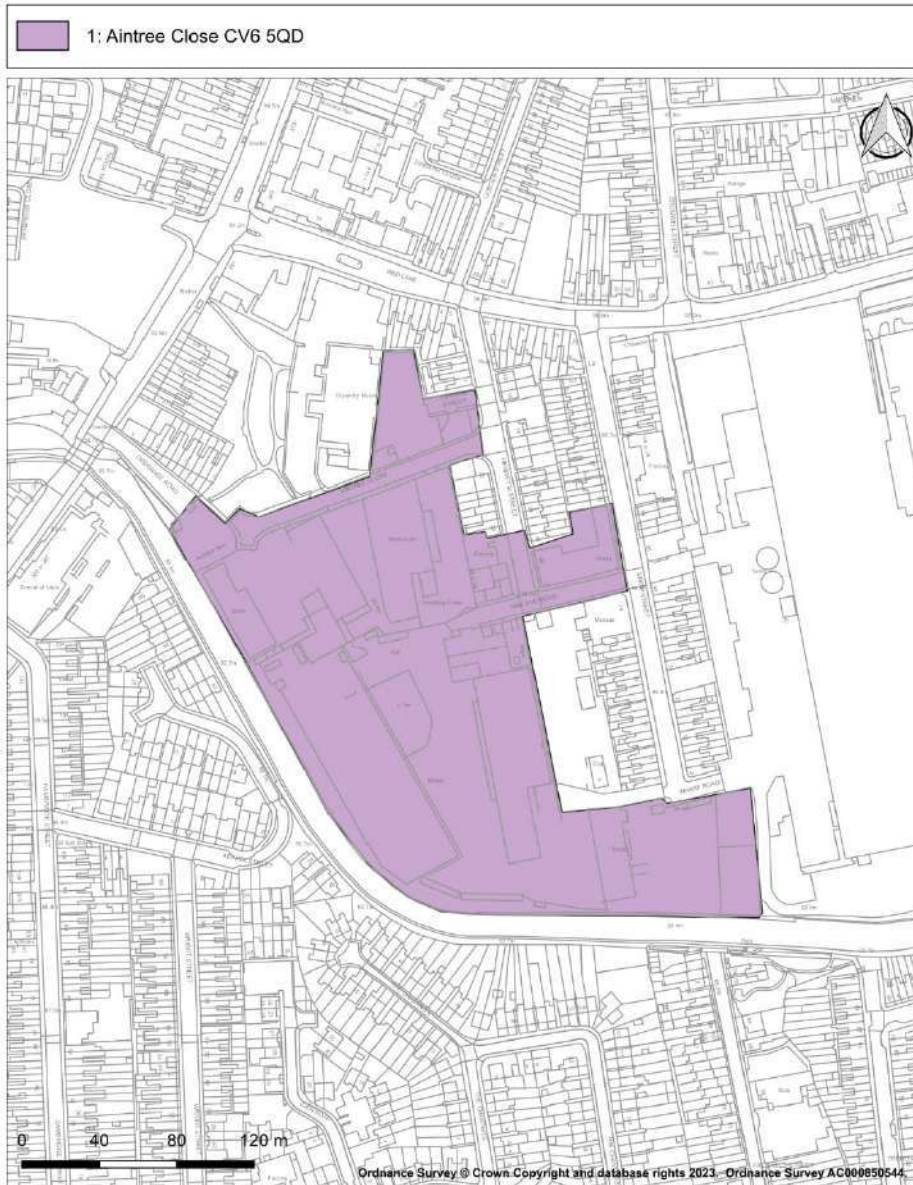
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## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	DR REF D02.1	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b> Strategic Planning Research Unit Ground Floor, V1 - Velocity Tenite Street, Sheffield, S1 4BY T: 0114 228 9190 a: shoffield@dipconsultants.co.uk
	SCALE 1:2,500 @ A4	DRW NO WAS326	Checked KW	
PROJECT Employment Land Review	DRWG TITLE Employment Sites		© Crown copyright and database rights 2023. Ordnance Survey 100019456 and 100019457.	

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Site Information					
<b>Site Ref.</b>	2	<b>Site Name</b>	Albion Industrial Estate		
<b>Area (ha)</b>	3.7	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Endemere Rd, Coventry CV6 5NT			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		The site, positioned within an industrial estate, sits approximately 1 mile East of the A444. Its primary access is through Northey Road, which primarily traverses a residential area, offering a key entry point to the site. To the North of the site is an adjoining industrial estate			
<b>Landowner(s) (if known)</b>		Multiple individual owners; Steer Automotive Group Limited, Kwi Grinding Limited, Vodafone Limited			
<b>Recent Relevant Planning Applications</b>		FUL/2022/1905 (Pending) - Redevelopment of existing vacant site for industrial use, within use class B2, B8 with ancillary Class E(g) (i/ii/iii)			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
22/23	Endemere Rd, Coventry CV6 5PY	Kiwi grinding	Engineering	Class B2	
21	Endemere Rd, Coventry CV6 5PY	Perfect Finish Bodyshop Ltd	Car Body Shop	Class B2	
3	Endemere Rd, Coventry CV6 5PY	Coventry Building Products	Building Supplier	Class B8	

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25/26	Endemere Rd, Coventry CV6 5PY	Capitol Floor tiles supplies	Flooring Store	Class E	
27	Endemere Rd, Coventry CV6 5PY	Cromwell Tools	Tool Rental	Sui generis	
34	Endemere Rd, Coventry CV6 5PY	Bludog	Printing	Class B2	
31	Endemere Rd, Coventry CV6 5PY	RMS Energy	Equipment Supplier	Class B8	
	Endemere Rd, Coventry CV6 5PY	CV Hire Centre Ltd	Plant and machinery hire	Sui generis	
	Endemere Rd, Coventry CV6 5PY	BB Building and Timber	Building Supplier	Class B8	
	Endemere Rd, Coventry CV6 5PY	ADM Coventry	Vehicle Repair Shop	Class B2	
	Endemere Rd, Coventry CV6 5PY	Smoke Connoisseur	Manufacturer	Class B2	
	Endemere Rd, Coventry CV6 5PY	Mattersons Ltd	Steel Works	Class B2	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood</b>		The site is located in Flood Risk Zone 1, indicating a low			



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<b>risk?</b>	risk.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	Given the existing poor amenities within the surrounding residential area, any development on the site is unlikely to affect the level of amenities for neighbouring residents adversely. The area already contends with inadequate amenities, suggesting that the development of this particular site would likely not further diminish the already limited amenities available to residents in the vicinity.
<b>Would development of the site have an adverse impact on important landscape features?</b>	N/A - the industrial-developed nature of the site means there is no important landscape features
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	There are no statutory ecological constraints on the site, and its current use nearby suggests minimal ecological impact would occur.
<b>Can suitable access to the site be provided?</b>	The vehicular access to the site is via a two-way road, and parking in the area is limited, compounded by double yellow lines on surrounding roads. Any proposed plans should encompass parking provisions to address these limitations and alleviate potential impacts on parking availability in the area.
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not have any geographical or topographical features on the site.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (28/11/2023) revealed no properties within the site were for sale or rent. However, a recent planning application noted a vacant building proposing a change in use.
<b>Are there any noticeable constraints on potential future development?</b>	The site accommodates numerous buildings, making further expansion seemingly unfeasible. The height of the existing buildings does not offer any opportunity for expansion to mezzanines either.
<b>Is there any need for investment in the site?</b>	The site would benefit from investments in parking provisions, although this is not an immediate need.
<b>How accessible is the site?</b>	The site benefits from convenient transportation, with direct bus routes (20, 20A, and 148) to the City Centre, approximately 0.3 miles northwest at Corporation Street.

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	Consequently, the site can be accessed via various modes such as walking, cycling, public transport, or vehicular means.
<b>What is the condition of the site?</b>	Whilst the units in the site are dated, they remain functional. The condition is okay but parking provisions could be improved to make the site more efficient employment land.
<b>What is the quality of the site's surroundings?</b>	The site's surroundings are of satisfactory quality, the industrial site North of this site is of better quality and has better infrastructure, and there are no obvious needs for immediate investment.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site's location indicates sustainability. Its proximity to the A444 ensures easy accessibility, while its connection to public transport further enhances its sustainability. Additionally, its good condition supports its viability as a sustainable location for various activities or developments.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site has been previously developed so it is therefore a brownfield site.
<b>Is the site accessible by public transport?</b>	The site benefits from convenient transportation via direct bus routes (20, 20A, and 148) to the City Centre, approximately 0.3 miles northwest at Corporation Street.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Given the brownfield nature of the site, further development would likely have a limited impact on the local environment and biodiversity.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these</b>	The site aligns with the growth sectors and industries emphasised in the Council's Economic Development Strategy, specifically in its suitability for manufacturing and industrial uses, falling under Class B2/B8 usage, a need identified in the council's 2022 strategy. The existing features or infrastructure on the site complement and bolster this sector, making it an attractive choice for the intended development highlighted in the economic

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<b>sectors?</b>	development strategy.
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>The residential surroundings hint at the potential for residential development on the site, although its current industrial nature aligns more with industrial employment, in line with the area's development objectives. While the site's infrastructure and features are better suited for industrial use, considering the residential surroundings, a shift towards residential development might be plausible. However, this change might not align directly with the Economic Development Strategy. Nevertheless, introducing retail elements could positively impact the area due to the proximity of residential zones and the absence of nearby retail outlets.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site's accessibility via public transport, vehicular access, and the potential for nearby residents to walk or cycle to work suggests a likelihood of meeting the area's skilled labour needs. The diverse transportation options available make commuting convenient for individuals possessing the necessary skills, thereby enhancing the prospects of fulfilling the workforce demand within the vicinity.</p>

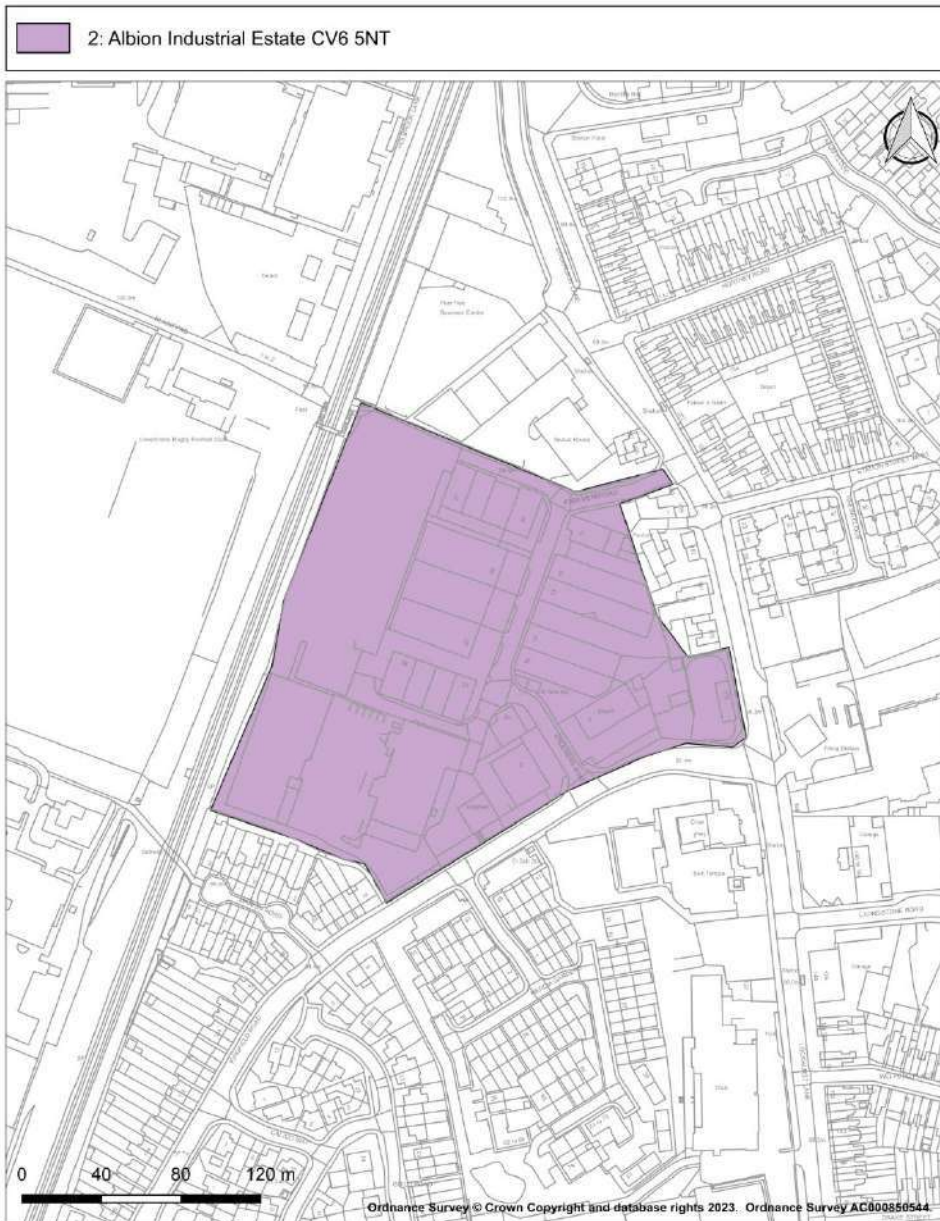
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



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## Site Plan



CLIENT Coventry City Council	DATE: 04.12.2023	JOB REF:	Drawn PMG Checked KW	<b>STRATEGIC PLANNING RESEARCH UNIT</b>  Ground Floor, V1 - Velocity Tenner Street, Sheffield, S1 4BY t: 0114 228 9190 e: sheffield@dipconsultants.co.uk <small>© Crown Copyright and database rights 2023. Ordnance Survey AC000850544</small>	 Strategic Planning Research Unit
	SCALE: 1:2,500 @ A4	DRWG NO: D02.2			
PROJECT Employment Land Review	JOB NO: WAS326	DRWG TITLE: Employment Sites			

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Site Information					
<b>Site Ref.</b>	3	<b>Site Name</b>	Aldermans Green Industrial Estate		
<b>Area (ha)</b>	22	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Aldermans Green Industrial Estate CV2 2LD			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		The site is an existing industrial estate, largely used for class B2/B8. The size of the units varies from small to medium. The site's proximity to the M6 (within 2 miles of the site) offers good transport links. New residential developments characterise the surrounding area, indicating ongoing urban growth.			
<b>Landowner(s) (if known)</b>		Coventry City Council			
<b>Recent Relevant Planning History</b>		N/A			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Barlow Road, Aldermans Green Industrial Estate, Coventry, United Kingdom, CV2 2LD	Cumberland Meat Packers Limited	Wholesale Meat	Class B8	
	Dutton Rd, Aldermans Green Industrial Estate, Coventry CV2 2QU	PRM Newage Ltd	Engineering	Class B2	
	Dutton Rd, Aldermans Green Industrial Estate, Coventry CV2 2QU	Brett Martin	Manufacturing	Class B2	
	Dutton Rd, Aldermans Green Industrial Estate, Coventry CV2 2QU	PHS Treadsmart	Manufacturing	Class B2	

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	Barlow Aldermans Industrial Coventry, United Kingdom, CV2 2LD	Road, Green Estate, United	Lol Summers Joinery Limited	Manufacturing	Class B2	
	Barlow Aldermans Industrial Coventry, United Kingdom, CV2 2LD	Road, Green Estate, United	Transmission Of Power Limited	Wholesale	Class B8	
	Barlow Aldermans Industrial Coventry, United Kingdom, CV2 2LD	Road, Green Estate, United	Barlow Properties Limited	Wholesale	Class B8	
	Barlow Aldermans Industrial Coventry, United Kingdom, CV2 2LD	Road, Green Estate, United	E & P Catering Butchers Limited	Wholesale	Class B8	
	Barlow Aldermans Industrial Coventry, United Kingdom, CV2 2LD	Road, Green Estate, United	Kpec Limited	Motor Repair	Class B2	
	Barlow Aldermans Industrial Coventry, United Kingdom, CV2 2LD	Road, Green Estate, United	Hytec Castings Limited	Foundry	Class B2	
	Barlow Aldermans Industrial Coventry, United Kingdom, CV2 2LD	Road, Green Estate, United	Ecowarm Energy Ltd	Contractor	Class B2	
	Barlow Aldermans Industrial Coventry, United Kingdom, CV2 2LD	Road, Green Estate, United	Rha Production Limited	Manufacturer	Class B2	

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	Barlow Aldermans Industrial Coventry, Kingdom, CV2 2LD	Road, Green Estate, United	Eco Link Ltd	Manufacturer	Class B2	
	Barlow Aldermans Industrial Coventry, Kingdom, CV2 2LD	Road, Green Estate, United	5 Axis Routing Limited	Manufacturer	Class B2	
	Barlow Aldermans Industrial Coventry, Kingdom, CV2 2LD	Road, Green Estate, United	Summers Manufacturing Group Limited	Manufacturer	Class B2	
	Barlow Aldermans Industrial Coventry, Kingdom, CV2 2LD	Road, Green Estate, United	Happy Rise Scaffolding Ltd	Construction	Class B2	
	Barlow Aldermans Industrial Coventry, Kingdom, CV2 2LD	Road, Green Estate, United	T. Mcgranaghan Limited	Manufacturer	Class B2	
	Barlow Aldermans Industrial Coventry, Kingdom, CV2 2LD	Road, Green Estate, United	TG Escapes Ltd TG Property Development Limited The Stable Company (TG) Limited TG Consult Limited	Manufacturer	Class B2	
	Barlow Aldermans Industrial Coventry, Kingdom, CV2 2LD	Road, Green Estate, United	Inspire Ed Limited	Office	Class E	



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	Barlow Aldermans Industrial Coventry, United Kingdom, CV2 2LD	Road, Green Estate, United	Moo Audio Ltd	Music Publishing	Sui Generis	
	Barlow Aldermans Industrial Coventry, United Kingdom, CV2 2LD	Road, Green Estate, United	R White Engineering Company (Coventry)	Manufacturer	Class B2	
<b>Physical Appraisal</b>						
<b>Is the site in an area of flood risk?</b>	The site is located in Flood Risk Zone 1, indicating a low risk.					
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	Given the current use of the site it is unlikely further development within the site for the existing use would create poorer levels of amenity to neighbouring residents. Although additional strain on the infrastructure should be considered in further development of the site					
<b>Would development of the site have an adverse impact on important landscape features?</b>	N/A - The industrial development nature of the site means landscape features will not be impacted					
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	Roughly 500 meters northwest of the site lies a local nature reserve. Although present, it's expected to exert minimal impact on future development. Notably, the site faces no statutory ecological constraints, and its proximity to existing usage indicates a limited ecological footprint.					
<b>Can suitable access to the site be provided?</b>	The site is accessed through Dutton Road, a wide two-lane street providing ample space for large vehicles' manoeuvring. This roadway serves as the primary entry point to the site, offering convenient access without restrictions for sizable vehicles.					
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not have any unique geographical or topographical features					
<b>Market Appraisal</b>						
<b>What is the market activity on</b>	A desk-based search (28/11/2023) revealed no properties					

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<b>the site (occupancy/vacancy rates etc.)?</b>	within the site were for sale or rent. The site visit confirmed the site was almost at full occupancy, however it was clear there was a vacant industrial unit which used to be PCG hydrologics
<b>Are there any noticeable constraints on potential future development?</b>	The site currently accommodates numerous buildings, However, the site still has space for several smaller units or expansion of the existing units. The height of the buildings does not offer the opportunity for the additions of mezzanine floors.
<b>Is there any need for investment in the site?</b>	The site would benefit from small investments into the existing infrastructure such as roads, there are numerous potholes particularly on Barlow road.
<b>How accessible is the site?</b>	The site benefits from a nearby bus route, specifically the Number 21, positioned roughly 0.6 miles away. This route offers direct access to the city centre, enhancing connectivity. Additionally, the site is enveloped by new residential dwellings, indicating a growing community around the area.
<b>What is the condition of the site?</b>	The site's overall condition is good; the buildings are visibly old but remain functioning well.
<b>What is the quality of the site's surroundings?</b>	Considering the site surroundings consist of relatively new residential development the condition of the site surroundings is good.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	Overall, the location of the site in proximity to road networks makes it a sustainable site for the sites use. It is apparent there has been implementation of landscaping which has helped to improve the biodiversity of the site
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site has been previously developed, so it is, therefore, a brownfield site. Any further development is likely to face few constrains. However, given the industrial/manufacturing use of the site, there is potential for land contamination.
<b>Is the site accessible by public transport?</b>	The site is directly accessible from the city centre via the Bus 21 route, which is roughly 0.6 South-West of the site on Hillmorton Road. This typically takes around 20 minutes. This direct connection streamlines commuting, providing a convenient and efficient transport link between the site and the city centre

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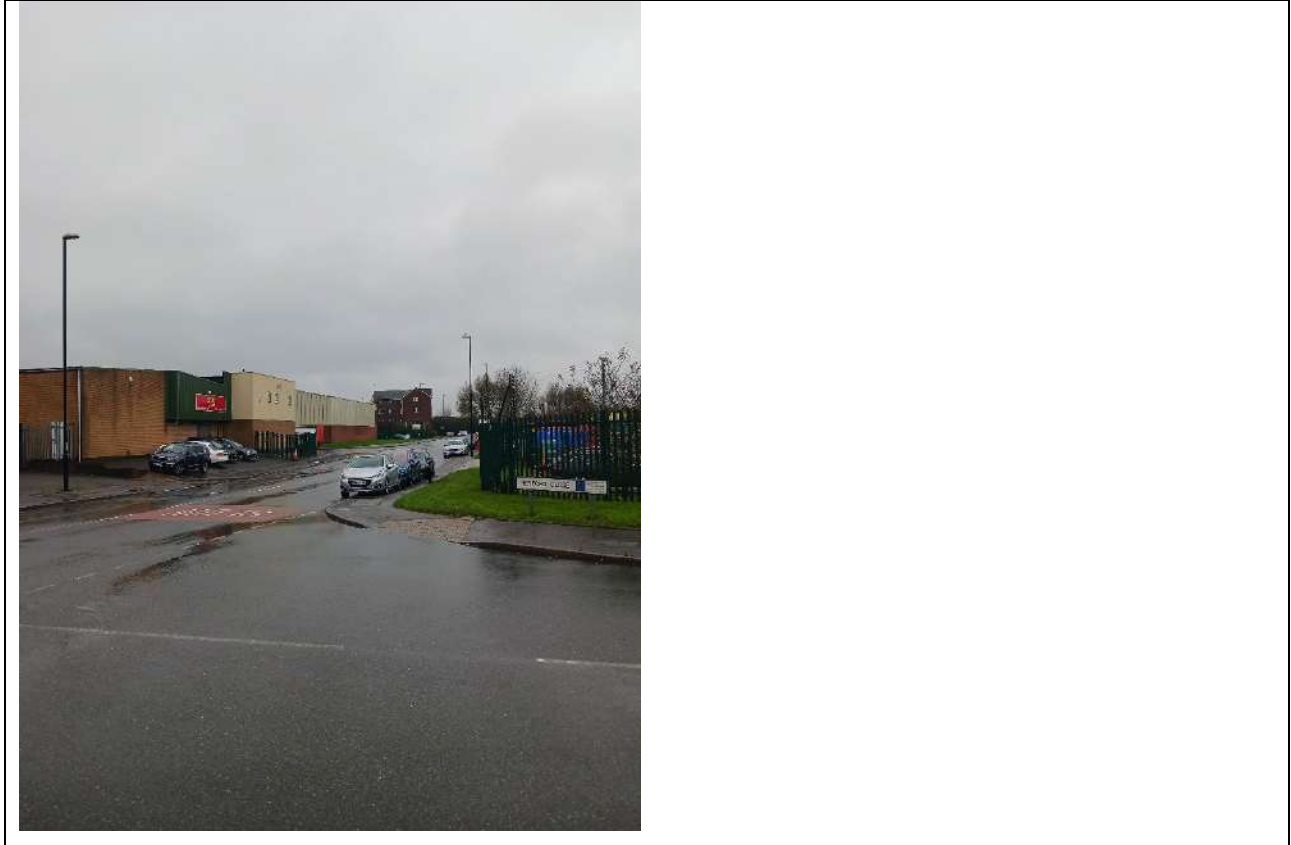
<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>Given the brownfield nature of the site and the existing industrial use, further development would likely have a limited impact on the local environment and biodiversity. Although the existing landscape should be taken into consideration if further development is to go ahead.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site aligns with the growth sectors and industries emphasised in the Council's Economic Development Strategy, specifically in its suitability for manufacturing and industrial uses, falling under Class B2/B8 usage, a need identified in the council's 2022 strategy. The existing features or infrastructure on the site complement and bolster this sector, making it an attractive choice for the intended development highlighted in the economic development strategy.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>Despite the presence of numerous new dwelling developments surrounding the site, its current usage for industrial purposes suggests that the site's capacity and infrastructure align more suitably with the development of industrial units. This existing use indicates that the site is better equipped and tailored for industrial activities despite the residential growth in the vicinity.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site benefits from accessibility via both public transport and vehicular access, enhancing its connectivity. Additionally, its proximity to residential dwellings suggests a probable availability of skilled labour, meeting potential workforce needs for the site's development.</p>

**Site Photographs**

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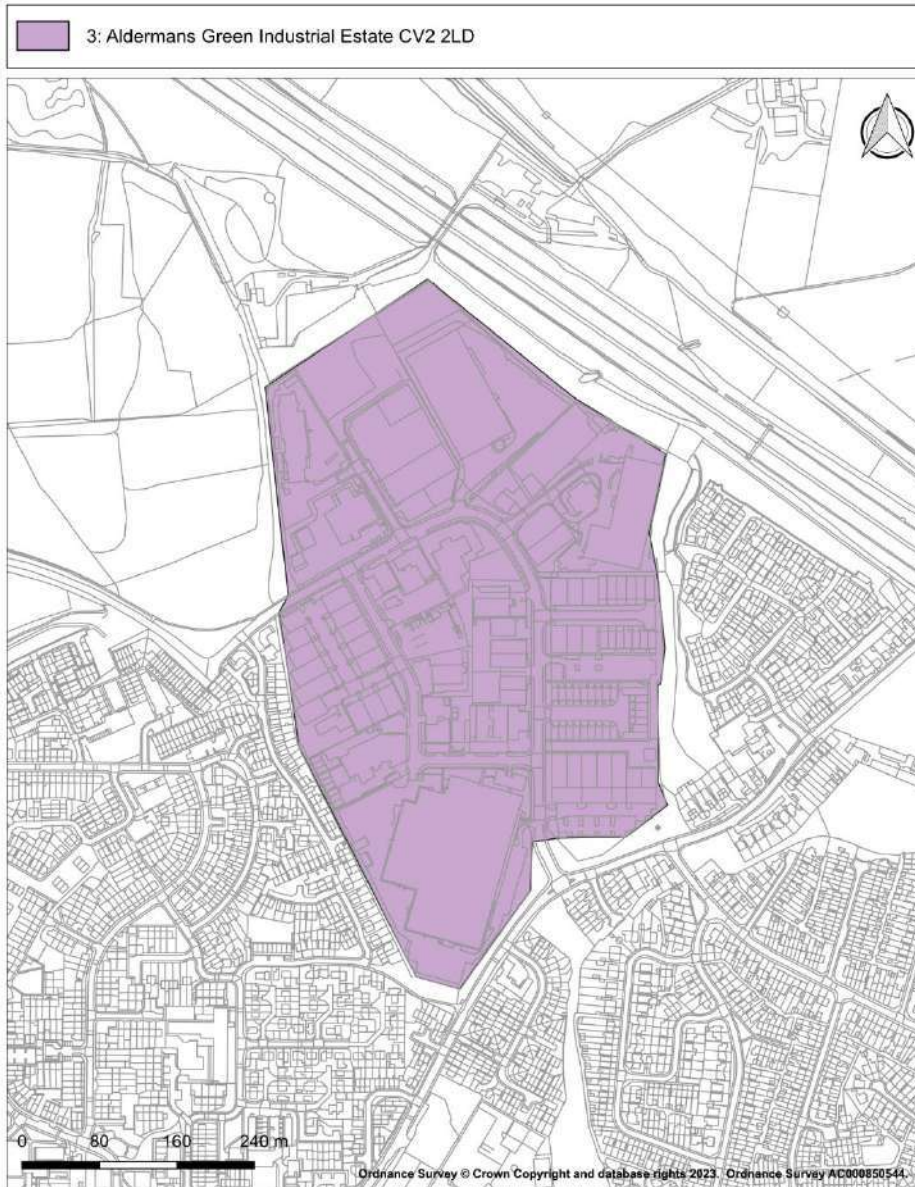



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## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	DIS REF D02.3	Drawn PMG	<b>STRATEGIC PLANNING RESEARCH UNIT</b>  Strategic Planning Research Unit
	SCALE 1:5,000 @ A4	REVISED NO.	CHECKED KW	
PROJECT Employment Land Review	JOB NO. WAS320	DRWG TITLE Employment Sites	Ground Floor, V1 - Velocity Tenner Street, Sheffield, S1 4BY T 0114 228 9190 E sheffield@dipconsultants.co.uk	

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# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	4	<b>Site Name</b>	Alpha Business Park		
<b>Area (ha)</b>	2	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Alpha Business Park, Deedmore Rd CV2 1EQ			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		<p>The site is strategically located in an established industrial area, directly south of the M6 motorway, providing convenient access approximately 3.5 miles away. Surrounded by other industrial estates, the area is witnessing growth with new residential developments nearby. Access to the site primarily occurs via Deedmore Road, while to the south, there's a church, two schools, and open spaces. It's also roughly 150 meters north of Moat House Park, adding to the amenities and green spaces in the vicinity.</p>			
<b>Landowner(s) (if known)</b>		Rochda Limited and Beta Coventry Ltd			
<b>Recent Relevant Planning History</b>		FUL/2018/0767 (Approved) - Erection of new Industrial building (Class B1, B2 and B8) with sub-division into 4 independent units and associated parking			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
1/11	Alpha business park, Deedmore Rd, Coventry CV2 1EQ	AST Coventry Ltd	Metal Finisher	Class B2	
1a	Alpha business park,	PTW Fabrications	Manufacturing	Class B2	

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	Deedmore Rd, Coventry CV2 1EQ				
2	Alpha business park, Deedmore Rd, Coventry CV2 1EQ	Advanced Laminates	Manufacturing	Class B2	
3/4	Alpha business park, Deedmore Rd, Coventry CV2 1EQ	Windsor Garage	Vehicle Repairs	Class B2	
5	Alpha business park, Deedmore Rd, Coventry CV2 1EQ	E-Tech General Trading Ltd	Computer Distribution	Class B8	
6	Alpha business park, Deedmore Rd, Coventry CV2 1EQ	Picture Blast Events	Printing	Class B2	
7	Alpha business park, Deedmore Rd, Coventry CV2 1EQ	Gaffney & Guinan Contractors	Industrial	Class B2	
8	Alpha business park, Deedmore	Wheels UK Ltd	Vehicle Repairs	Class B2	



# Coventry Employment Land Review Site Assessment Proforma

	Rd, Coventry CV2 1EQ				
9	Alpha business park, Deedmore Rd, Coventry CV2 1EQ	Sidan Engineering Ltd	Engineering	Class B2	
10	Alpha business park, Deedmore Rd, Coventry CV2 1EQ	Comer Plating Ltd	Manufacturing	Class B2	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is located in Flood Risk Zone 1, indicating a low risk.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		The current development on this site does not adversely affect nearby residents' amenities. However, any proposed changes should consider the impact on local facilities, such as schools, open spaces, and the church, to maintain the quality of life for the neighbouring residents.			
<b>Would development of the site have an adverse impact on important landscape features?</b>		N/A - The industrial development nature of the site means landscape features will not be impacted			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		The site currently faces no ecological or environmental constraints, with the closest affected area being a local nature reserve situated approximately 0.7 miles northwest of the site. As well as the Moat House Park 150 meters South of the site. Any potential further development is expected to have minimal impact, if any, on this nature reserve or park due to its considerable distance from the site			
<b>Can suitable access to the site be provided?</b>		The site is accessed via Deedmore Road, a two-way road that gradually narrows further down due to surrounding hedges. Despite this narrowing, the existing units on the site have sufficient parking, indicating that manoeuvring larger vehicles down the site doesn't seem to be			

# Coventry Employment Land Review Site Assessment Proforma

	problematic.
<b>Are there any unique geographical or topographical features at the site?</b>	The site lacks any distinct geographical or topographical features.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (29/11/2023) revealed no properties within the site were for sale or rent. The site visit confirmed all existing units were occupied
<b>Are there any noticeable constraints on potential future development?</b>	It seems the existing site is predominantly at its capacity. However, there are open fields to the east and south of the site that hold potential for future development. Whilst these fields present opportunities for expansion or additional development adjacent to the existing site, they are likely designated open spaces related to the facilities surrounding them
<b>Is there any need for investment in the site?</b>	The site is currently functional and in use, so there is not an urgent need for investment.
<b>How accessible is the site?</b>	The site's accessibility might pose challenges due to Deedmore Road's narrowness, potentially affecting larger vehicles like HGVs. However, the site's advantageous proximity to the M6 and nearby robust public transport links significantly contributes to its overall accessibility. Despite road limitations, the site's internal road infrastructure is designed to accommodate vehicles of varying sizes.
<b>What is the condition of the site?</b>	The site is functional despite the units looking dated, these units are not visually appealing but are in good working order.
<b>What is the quality of the site's surroundings?</b>	The site is surrounded by predominantly new residential constructions, reflecting good-quality housing. While the infrastructure could benefit from slight improvements, such as wider roads to accommodate traffic more effectively, the overall environment is considered to be in good condition.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site appears relatively sustainable due to its accessibility and absence of significant ecological or environmental constraints. These factors contribute to its suitability for continued use and development within the area.

# Coventry Employment Land Review

## Site Assessment Proforma

<p><b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b></p>	<p>The site appears to have been previously developed so it is therefore a brownfield site.</p>
<p><b>Is the site accessible by public transport?</b></p>	<p>The proximity of the closest bus stop, just 0.3 miles West from the site on Hillmorton Road, serviced by the Bus 21, is roughly a 21-minute journey to the city centre, which indicates good accessibility to the site via public transport.</p>
<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>Given the brownfield nature of the site and the existing industrial use, further development would likely have a limited impact on the local environment and biodiversity.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site aligns with the growth sectors and industries emphasised in the Council's Economic Development Strategy, specifically in its suitability for manufacturing and industrial uses, falling under Class B2/B8 usage, a need identified in the council's 2022 strategy. The existing features or infrastructure on the site complement and bolster this sector, making it an attractive choice for the intended development highlighted in the economic development strategy.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>Despite the presence of numerous new dwelling developments surrounding the site, its current usage for industrial purposes suggests that the site's capacity and infrastructure align more suitably with the development of industrial units. This existing use indicates that the site is better equipped and tailored for industrial activities despite the residential growth in the vicinity</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site benefits from accessibility via both public transport and vehicular access, enhancing its connectivity. Additionally, its proximity to residential dwellings suggests a probable availability of skilled labour, meeting potential workforce needs for the site's development</p>



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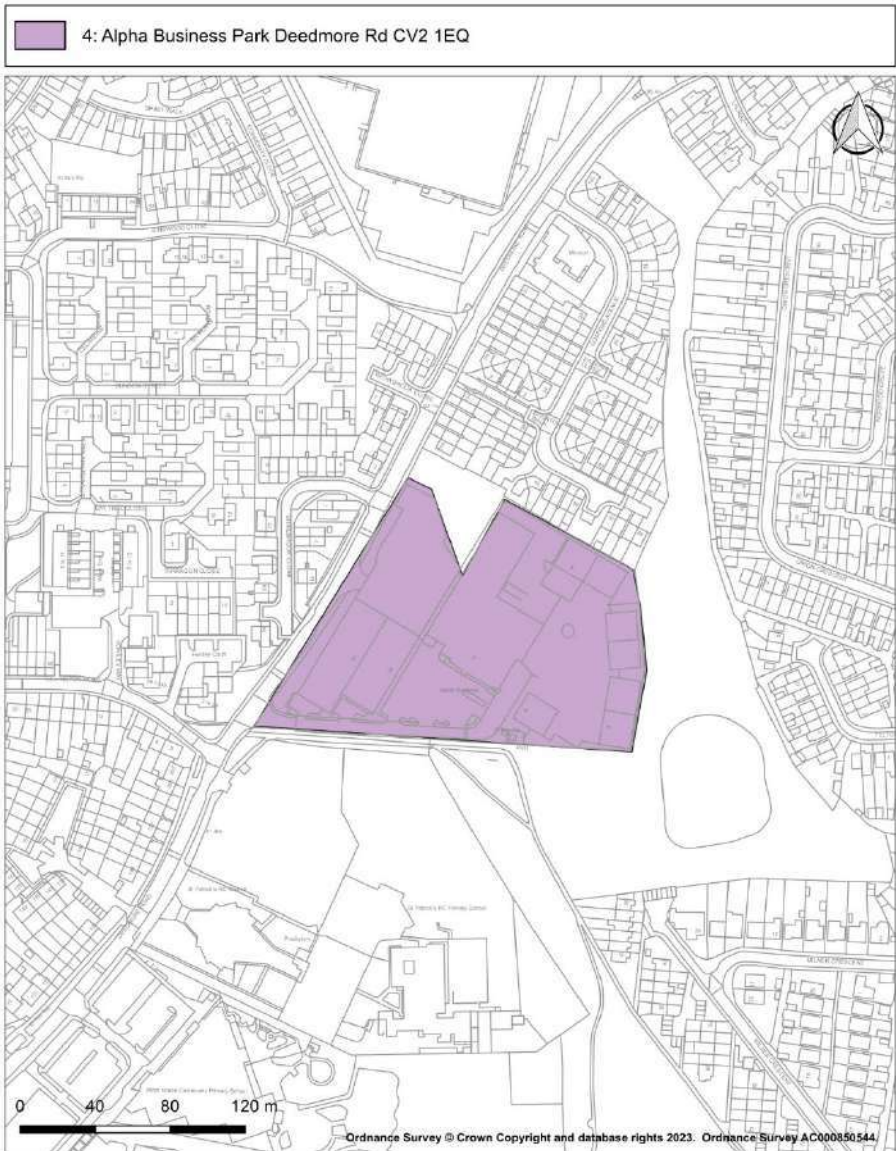
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF D02.4	Drawn PMG	<b>STRATEGIC PLANNING          RESEARCH UNIT</b>  Strategic Planning Research Unit Ground Floor V1 - Velocity 10/101 Street, Stratford, S1 4BY t: 0114 228 9190 e: stratford@dipconsultants.co.uk
	SCALE 1:2,500 @ A4	UPSCALE M3	Checked KW	
PROJECT Employment Land Review	JOB NO WA5326	DRWG TITLE Employment Sites		

# Coventry Employment Land Review

## Site Assessment Proforma

Site Information					
Site Ref.	5	Site Name	Arches Industrial Estate		
Area (ha)	2.1	Source	Existing Employment Site		
Address / Location		Arches Industrial Estate CV1 3JQ			
Site Allocation / Policy Reference (if relevant)		N/A			
Description of Site and Surrounding Area		Situated on the outskirts of Coventry city centre, the site is surrounded by a retail park and residential dwellings. Butts Road provides direct access to the city centre, a mere 4-minute car ride away from the site via Spon End.			
Landowner(s) (if known)		Spon End Tyres (Coventry) Ltd, RDL Coventry Ltd			
Recent Relevant Planning History		<p>FUL/2021/2812 (Approved) - Erection of an industrial unit comprising garage/tyre depot (Use Class B2) on the ground floor and ancillary office space</p> <p>FUL/2020/1255 (Refused) - Erection of an industrial unit comprising mixed use garage/tyre depot (Use Class B2) on the ground floor and office space at first floor (Use Class E (g)(i)).</p>			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
1	Arches Industrial Estate, Coventry CV1 3JQ	CWDA	Charity	Class F2	
2	Arches Industrial Estate, Coventry CV1 3JQ	The Diesel Centre	Vehicle repair	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

3	Arches Industrial Estate, Coventry CV1 3JQ	Good Tyres	Vehicle repair	Class B2	
4 – 5, 7, 9	Arches Industrial Estate, Coventry CV1 3JQ	GI Interiors	Furniture shop	Class E	
6	Arches Industrial Estate, Coventry CV1 3JQ	The Ants Nest	Printer	Class B2	
7a – 8	Arches Industrial Estate, Coventry CV1 3JQ	Volks	Vehicle repair	Class B2	
10	Arches Industrial Estate, Coventry CV1 3JQ	Coventry Neweld	Fabricators	Class B2	
11	Arches Industrial Estate, Coventry CV1 3JQ	Spon End Tyres	Vehicle repair	Class B2	
14, 29 - 30	Arches Industrial Estate, Coventry CV1 3JQ	Nissan	Car dealer	Sui generis	
15	Arches Industrial Estate, Coventry CV1 3JQ	Koco	Community Centre	Class F2	



# Coventry Employment Land Review Site Assessment Proforma

16	Arches Industrial Estate, Coventry CV1 3JQ	AJL Motors	Vehicle repair	Class B2	
17	Arches Industrial Estate, Coventry CV1 3JQ	SM Auto	Vehicle repair	Class B2	
18	Arches Industrial Estate, Coventry CV1 3JQ	SAC	Vehicle repair	Class B2	
19	Arches Industrial Estate, Coventry CV1 3JQ	Auto Workshop	Vehicle repair	Class B2	
20, 24	Arches Industrial Estate, Coventry CV1 3JQ	GPM Autos	Vehicle repair	Class B2	
20a	Arches Industrial Estate, Coventry CV1 3JQ	Coventry Rehearsal Rooms	Rehearsal Studio	Class B2	
21	Arches Industrial Estate, Coventry CV1 3JQ	Coventry Motaquip	Vehicle repair	Class B2	
22 – 23	Arches Industrial Estate, Coventry CV1 3JQ	The New Arches Snooker Club	Sports club	Class F2	

# Coventry Employment Land Review Site Assessment Proforma

25 – 26	Arches Industrial Estate, Coventry CV1 3JQ	Metro Blinds	Blind shop	Class E	
27	Arches Industrial Estate, Coventry CV1 3JQ	Picture Blast	Printer	Class B2	
31 – 32	Arches Industrial Estate, Coventry CV1 3JQ	Apollo Gym	Gym	Sui generis	
A9	Arches Industrial Estate, Coventry CV1 3JQ	Carlton Cars	Car dealership	Sui generis	

## Physical Appraisal

<b>Is the site in an area of flood risk?</b>	The site is primarily classified as Flood Risk Zone 3, indicating a significant susceptibility to flooding. This designation is predominantly attributed to the site's proximity to the River Sherbourne, situated to the north.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	The development of the site, primarily designated for industrial Class B2 usage, may pose challenges to the amenity of neighbouring residents. However, it's crucial to note that the site currently hosts amenities beneficial to the community, including a community centre, rehearsal studio, and a charity. If redevelopment is considered, careful planning should be undertaken to either accommodate or relocate these amenities within a reasonable distance of the site.
<b>Would development of the site have an adverse impact on important landscape features?</b>	Given the industrial developed nature of the site and minimal landscaping, further development will not impact any important landscape features.
<b>Would development of the site have an adverse impact on any designated sites or sites of</b>	The site currently faces no ecological or environmental constraints. Any potential further development is expected to have minimal impact, if any, on the environment or

# Coventry Employment Land Review

## Site Assessment Proforma

<b>environmental or ecological significance?</b>	ecology of the area. However, the River Sherbourne should be considered if further development happens as it may impact the biodiversity of the area
<b>Can suitable access to the site be provided?</b>	Access to the site is primarily through Spon End and is generally good. However, the turning into the site is sharp and poor parking provisions limit access. Likewise, access to the site from the city centre involves passing through the viaduct CNN/39. While the arches are high, there's a lack of warning signs indicating potential difficulties for larger vehicles. Additionally, parking seems to be a concern, suggesting that future development plans should include provisions for adequate parking.
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not benefit from any unique geographical or topographical features.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (29/11/2023) revealed no properties within the site were for sale or rent. The site visit confirmed this.
<b>Are there any noticeable constraints on potential future development?</b>	It seems the site is currently operating at full capacity. There are allotments located north of the site, but it's advisable not to consider development on these unless necessary, respecting their existing purpose and value to the community. The buildings do not appear to have the opportunity for expansion with the additions of mezzanine floors either.
<b>Is there any need for investment in the site?</b>	The site would benefit from investment; units are mixed in quality, and the access is adequate but could be better due to parking provisions.
<b>How accessible is the site?</b>	Access to the site is adequate due to various factors. The nearest bus stop offers multiple services to the city centre, enhancing accessibility. Additionally, the site's proximity, just 0.5 miles from the A4053, and its closeness to the city centre contribute to its convenience. The roads leading to the site are open and facilitate easy navigation for larger vehicles, further improving accessibility. The sites access could be through better parking provisions to clear the road into the site.
<b>What is the condition of the site?</b>	The condition of the site is diverse, with units spanning various ages and exhibiting mixed quality. While the majority of the units are functional, the overall condition is

# Coventry Employment Land Review

## Site Assessment Proforma

	influenced by poor parking provisions, impacting site access. It's important to address these parking concerns to optimise the functionality and accessibility of the site, ensuring a more cohesive and efficient use of the available space.
<b>What is the quality of the site's surroundings?</b>	The site surroundings do not require any immediate investment, the quality of the site surroundings is satisfactory.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site is in a sustainable location, benefitting from its proximity to both the city centre and the A444, located just 0.5 miles west of the site. This strategic positioning enhances accessibility and connectivity. To further enhance sustainability, there is potential for updating the units to improve the EPC rating.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is classified as a brownfield site, indicating that it has a history of prior development. The current use of the site implies relatively minimal implications for redevelopment. However, it is crucial to note that if the site has historical ties to manufacturing, there is a potential risk of land contamination that should be carefully assessed and addressed during any redevelopment efforts.
<b>Is the site accessible by public transport?</b>	The bus stop, situated a mere 0.2 miles South East from the site on B4101, provides convenient access to various bus services including 14, 2, 6, 6a, and 18, all offering a quick journey of around 4 minutes to the city centre. This range of services enhances accessibility for commuters travelling to and from the site.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Given the brownfield nature of the site and the existing industrial use, further development would likely have a limited impact on the local environment and biodiversity.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it</b>	The site aligns with the growth sectors and industries emphasised in the Council's Economic Development Strategy, specifically in its suitability for manufacturing and industrial uses, falling under Class B2/B8 usage, a need identified in the council's 2022 strategy. The existing features or infrastructure on the site complement and bolster this sector, making it an attractive choice for the

# Coventry Employment Land Review Site Assessment Proforma

<p><b>particularly suitable for these sectors?</b></p>	<p>intended development highlighted in the economic development strategy.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>The surroundings of the site present a diverse mix of vernacular. However, the existing site is already well-equipped and tailored for industrial uses, aligning seamlessly with the economic development strategy. Given its current setup and in accordance with the area's economic development goals, industrial use appears to be the most suitable and advantageous option for maximizing the site's potential.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The connectivity and accessibility of the area contribute significantly to meeting the labour needs of the site. With good transport links, including proximity to key routes and public transport options, the area attracts a diverse pool of potential workers. This accessibility ensures that the site is well-connected to a labour force, likely meeting its employment needs effectively.</p>

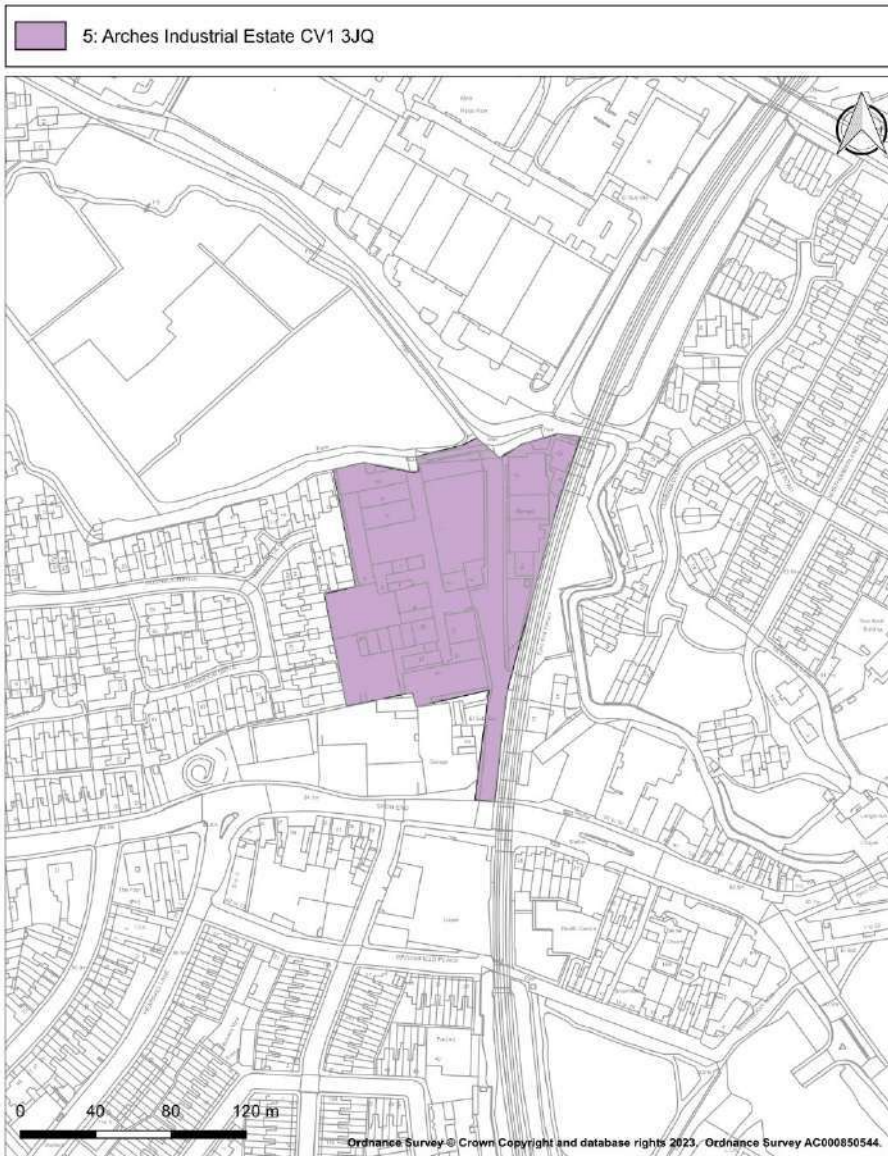
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE: 04.12.2023	DR-REF: D02.5	Drawn: PIMG	<b>STRATEGIC PLANNING RESEARCH UNIT</b>  Strategic Planning Research Unit Ground Floor V1 - Velocity Tankard Street Stratfield S1 4BY T: 01 14 226 9190 e: shuffield@dipconsultants.co.uk
	SCALE: 1:2,500 @ A4	DRWG NO: WA5326	Checked: KW	
PROJECT Employment Land Review	DRWG TITLE Employment Sites			

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
Site Ref.	6	Site Name	Bilton Industrial Estate		
Area (ha)	3.5	Source	Existing Employment Site		
Address / Location		Bilton Industrial Estate, CV3 1JL			
Site Allocation / Policy Reference (if relevant)		N/A			
Description of Site and Surrounding Area		The site is roughly 1.5 miles from Coventry city centre and presently utilised for industrial purposes. Less than a mile south of the site lies the Stellantis Training and Technical Centre, offering apprenticeship training. The surrounding area primarily consists of residential dwellings.			
Landowner(s) (if known)		Coventry TPS (2016) limited			
Recent Relevant Planning History		DEM/2017/0831 - Prior approval for the demolition of office buildings 2-4 DC/2017/2225 - Discharge of Condition (bat survey) imposed on DEM/2017/0831			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Bilton Industrial Estate, Humber Ave, Humber Rd, Coventry CV3 1JL	D&T Mechanical	Vehicle repairs	Class B2	
	Bilton Industrial Estate, Humber Ave, Humber Rd,	Humber Autos	Vehicle repairs	Class B2	



# Coventry Employment Land Review Site Assessment Proforma

	Coventry CV3 1JL				
	Bilton Industrial Estate, Humber Ave, Humber Rd, Coventry CV3 1JL	Rdm Automotive	Vehicle repairs	Class B2	
	Bilton Industrial Estate, Humber Ave, Humber Rd, Coventry CV3 1JL	The Façade Hub	Materials Supplier	Class B8	
	Bilton Industrial Estate, Humber Ave, Humber Rd, Coventry CV3 1JL	W. Grace Removals	Removal Company	Class B8	
	Bilton Industrial Estate, Humber Ave, Humber Rd, Coventry CV3 1JL	Mr Chef	Catering	Class E	
	Bilton Industrial Estate, Humber Ave, Humber Rd, Coventry CV3 1JL	Magazin	Materials Supplier	Class B8	

# Coventry Employment Land Review Site Assessment Proforma

	Bilton Industrial Estate, Humber Ave, Humber Rd, Coventry CV3 1JL	Care For You	Care Service	Class E	
	Bilton Industrial Estate, Humber Ave, Humber Rd, Coventry CV3 1JL	TPS Coventry	Auto Parts Supplier	Class B8	
	Bilton Industrial Estate, Humber Ave, Humber Rd, Coventry CV3 1JL	RDM engineering	Engineering	Class B2	
	Bilton Industrial Estate, Humber Ave, Humber Rd, Coventry CV3 1JL	Central Electrics	Electrical Services	Class B2	
	Bilton Industrial Estate, Humber Ave, Humber Rd, Coventry CV3 1JL	Flexspace	Business centre	Class E	
	Bilton Industrial Estate,	Nile Wilson Gymnastics	Gym	Sui generis	

# Coventry Employment Land Review Site Assessment Proforma

	Humber Ave, Humber Rd, Coventry CV3 1JL				
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is located in Flood Risk Zone 1, signalling a minimal risk of flooding in this area.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		The development of the site should be considerate of the residential surroundings to avoid negatively impacting the amenities for neighbouring residents. However, the site's existing use does not suggest that any further development would inherently result in a poorer level of amenity for the surrounding residents.			
<b>Would development of the site have an adverse impact on important landscape features?</b>		Given the industrial developed nature of the site and minimal landscaping, further development will not impact any important landscape features.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		The site currently faces no ecological or environmental constraints. Any potential further development is expected to have minimal impact, if any, on the environment or ecology of the area			
<b>Can suitable access to the site be provided?</b>		The site is accessed through a crossroad formed by Humber Avenue and Ribble Road, both accommodating two-way traffic with sufficient width for multiple vehicles, including larger ones. However, this route traverses a residential area with numerous double yellow lines and limited parking space. Outside standard work hours, navigating these streets might become more challenging due to the parking constraints.			
<b>Are there any unique geographical or topographical features at the site?</b>		The site does not benefit from any unique geographical or topographical features.			
<b>Market Appraisal</b>					
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>		A desk based search (29/11/2023) revealed no properties surrounding the site were for sale or rent. However, a site visit revealed roughly 5 units appeared vacant and had advertising to let.			

# Coventry Employment Land Review

## Site Assessment Proforma

<p><b>Are there any noticeable constraints on potential future development?</b></p>	<p>It seems that the site is currently operating at maximum capacity. Any further development might pose a challenge as limited space is available without compromising existing biodiversity within the landscaping or reducing the already limited car parking space. Expanding without impacting these areas could be quite challenging based on the site's current layout.</p>
<p><b>Is there any need for investment in the site?</b></p>	<p>The site is currently functional and does not demand immediate investment. However, if the preference is to retain it for employment use, strategic investments for redevelopment should be considered to enhance its overall functionality and adaptability to evolving needs.</p>
<p><b>How accessible is the site?</b></p>	<p>Access to the site is adequate due to various factors. The nearest bus stop offers multiple services to the city centre, enhancing accessibility. Additionally, the site's proximity, just 0.5 miles from the A4053, and its closeness to the city centre, contribute to its convenience. The roads leading to the site are open and facilitate easy navigation for larger vehicles, further improving accessibility.</p>
<p><b>What is the condition of the site?</b></p>	<p>The site presents a varied condition, with notable differences in the age and quality of its units. The Nile Wilson unit appears relatively newer compared to other structures on the site. However, the overall quality across the site varies significantly. On a positive note, the site is equipped with ample parking provisions, enhancing its functionality. It's important to note that certain areas may have parking restrictions in place, contributing to the mixed nature of the site's conditions.</p>
<p><b>What is the quality of the site's surroundings?</b></p>	<p>The site surroundings are of good quality, the surroundings are mainly residential and there is no immediate need for investment.</p>
<p><b>Sustainable Development Factors</b></p>	
<p><b>Is the site in a sustainable location?</b></p>	<p>The site's sustainability is influenced positively by its proximity to the A4053 and convenient access to bus services, contributing to its overall accessibility. However, sustainability considerations should account for the mixed conditions of the site and the potential need for redevelopment to meet evolving needs.</p>
<p><b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If</b></p>	<p>The site is classified as a brownfield site, indicating that it has a history of prior development. The current use of the site implies relatively minimal implications for</p>

# Coventry Employment Land Review

## Site Assessment Proforma

<p><b>so, what implications would the site's previous development status have on its potential use and redevelopment?</b></p>	<p>redevelopment. However, it is crucial to note that if the site has historical ties to manufacturing, there is a potential risk of land contamination that should be carefully assessed and addressed during any redevelopment efforts.</p>
<p><b>Is the site accessible by public transport?</b></p>	<p>Access to the site from the city centre is available through public transport, specifically via the bus service 3. The nearest bus stop is conveniently located just 0.3 miles North East of the site on Humber road. Meaning it is within easy walking distance from the site. The journey would take roughly 10 minutes on the bus.</p>
<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>Given the brownfield nature of the site and the existing industrial use, further development would likely have a limited impact on the local environment and biodiversity.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site aligns with the growth sectors and industries emphasised in the Council's Economic Development Strategy, specifically in its suitability for manufacturing and industrial uses, falling under Class B2/B8 usage, a need identified in the council's 2022 strategy. The existing features or infrastructure on the site complement and bolster this sector, making it an attractive choice for the intended development highlighted in the economic development strategy.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>The site's proximity to a training centre and its excellent connectivity to residential areas and the city centre renders it more suitable for employment-related purposes than alternative uses. This location strongly aligns with its potential as an employment site, leveraging its connectivity and relationship with nearby facilities for workforce development and engagement. If the site was to have an alternative use the most appropriate would likely be retail due to the lack of retail in the surrounding areas.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site's proximity to the training centre, combined with its accessibility via multiple modes of transportation (public transport, walking, and vehicular routes), indicates that it's well-positioned to attract and cater to the necessary skilled labour force required for the area's specific work demands. This convenient access to training facilities and varied transportation options enhances the likelihood of meeting the labour skill requirements for the site's operations.</p>



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# Coventry Employment Land Review Site Assessment Proforma

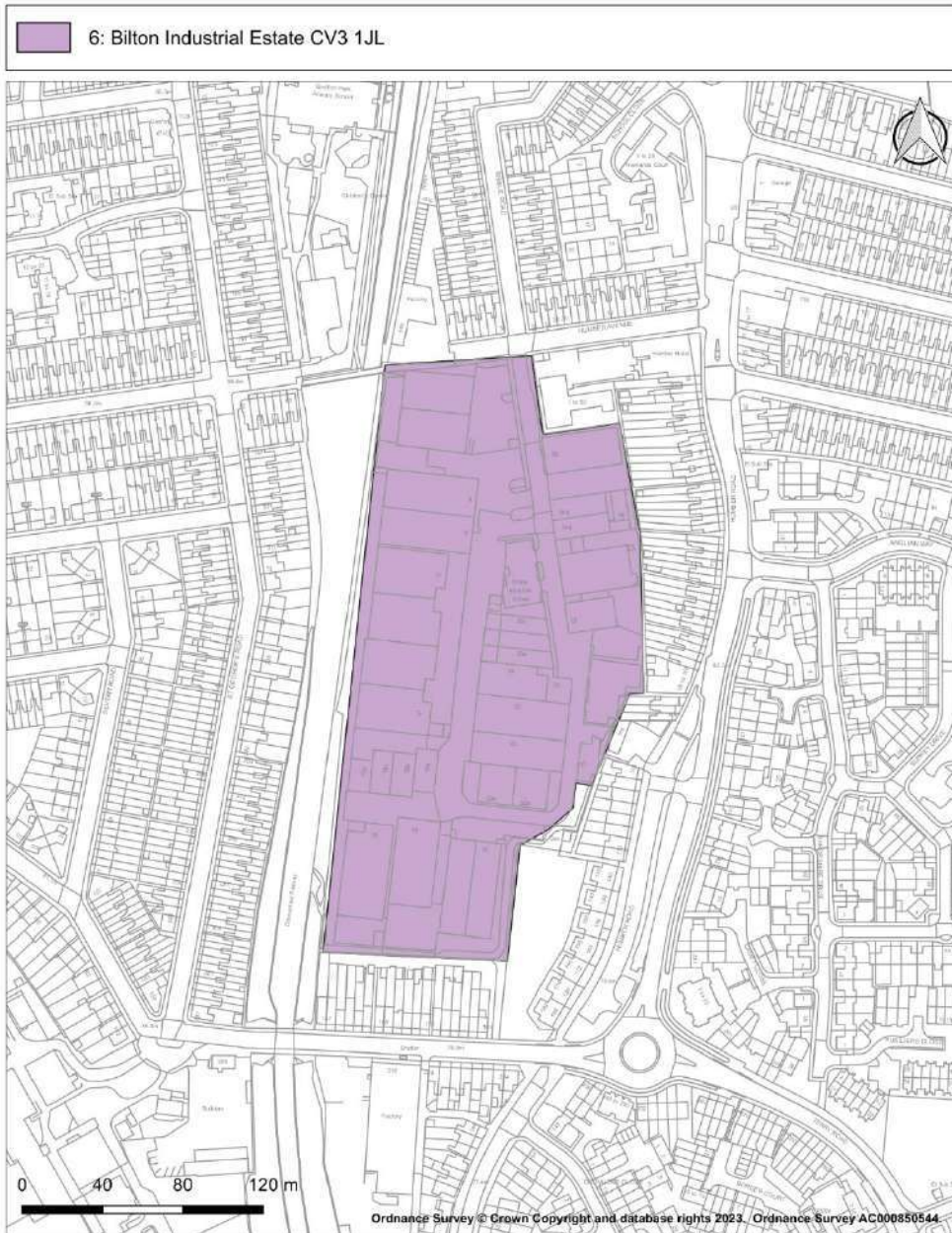
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF	Drawn PMG	<b>STRATEGIC PLANNING RESEARCH UNIT</b> Strategic Planning Research Unit Ground Floor, V1 - Velocity Tenker Street, Sheffield, S1 4BY t: 0114 228 9190 e: sheffield@dipconsultants.co.uk <small>© 2023 dip or its associated parent. All Rights Reserved. 2023-10-01 10:00:00 AM GMT</small>
	SCALE 1:2,500 @A4	OSWK NO: D02.6	Checked KW	
PROJECT Employment Land Review	JOB NO: WA5326	DRWG TITLE: Employment Sites		



# Coventry Employment Land Review

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	7	<b>Site Name</b>	Binley Business Park		
<b>Area (ha)</b>	18	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Binley Business Park, Harry Weston Rd, CV3 2UB			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		The site, situated in Binley, Coventry, functions as a business park primarily housing Class E offices. To the north, east, and west of the site are predominantly residential areas, while to the south lies mainly retail spaces. Access to the site is primarily via the A428, approximately 3.4 miles from the city centre.			
<b>Landowner(s) (if known)</b>		Coventry City Council			
<b>Recent Relevant Planning History</b>		The most recent applications for this area relate to Telecommunication; though not directly relevant it shows the site is a good location for this type of employment (PL/2023/0001348/PAEC – Pending – installation of 5G cell tower)			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Coventry House, Harry Weston Road, Coventry, CV3 2TQ	ITL Mortgages Limited	Offices	Class E	
	Orchard Court 8, Binley Business Park, Coventry, CV3 2TQ	Cooper-Standard Automotive UK Limited	Offices	Class E	
	Coventry House, Harry Weston Road, Coventry, West Midlands CV3 2TQ	Coventry Building Society	Offices	Class E	
	5 Orchard Court, Binley Business Park, Binley,	Management Training & Development Ltd	Offices	Class E	

# Coventry Employment Land Review Site Assessment Proforma

	Coventry, West Midlands CV3 2TQ				
	Orchard Court Iv, Orchard Court Iv, Coventry, West Midlands CV3 2TQ	Future Perfect Financial Solutions Limited	Offices	Class E	
	Orchard Court V Binley Business, Park Harry Weston Road, Coventry, CV3 2TQ	Osbornes (Quantity Surveyors) Limited	Offices	Class E	
	Coventry House, Harry Weston Road, Coventry, CV3 2TQ	Godiva Mortgages Limited	Offices	Class E	
	7 Orchard Court, Harry Weston Road, Coventry, CV3 2TQ	SCCU Ltd  National Apprenticeship Academy C.I.C	Offices  Offices	Class E  Class E	
	6 Orchard Court, Binley Business Park, Coventry, CV3 2TQ	Up Estates Limited	Offices	Class E	
	Unit 1, Orchard Court, Harry Weston Road, Coventry, CV3 2TQ	Installation Maintenance And Controls Limited	Electrical Services	Class B2	
	4 Orchard Court, Harry Weston Road, Coventry, CV3 2TQ	Living Waters Services Ltd	Offices	Class E	
	5 Orchard Court, Binley Business Park, Coventry, West Midlands CV3 2TQ	MCP Group Holdings Limited	Offices	Class E	
	Binley Business Park, Merchant House, Harry Weston Rd, Coventry CV3 2TT	Jewson Head Office	Offices	Class E	
	Business Innovation Centre, Binley Business Park, Harry	Currys Gentex Q Networks	Offices	Class E	

# Coventry Employment Land Review Site Assessment Proforma

	Weston Rd, Binley, Coventry CV3 2TX				
	Compton Court, Harry Weston Rd, Binley, Coventry CV3 2SU	Keoghs	Legal Services	Class E	
	CEMEX House, Binley Business Park, Harry Weston Rd, Binley, Coventry CV3 2TY	CEMEX Head Office	Offices	Class E	
	Orchard Court 2, Harry Weston Rd, Binley, Coventry CV3 2TQ	CRT Health	Offices	Class E	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is primarily in Flood Risk Zone 1, signalling a minimal risk of flooding in this area.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		Even though the site is developed, any further development must consider its impact on neighbouring amenities, particularly residential areas.			
<b>Would development of the site have an adverse impact on important landscape features?</b>		N/A – The site is currently developed so therefore will not have an impact on important landscape features			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		The site does not face any statutory ecological or environmental constraints. The closest constraint, situated approximately 250 meters northwest of the site, is a local nature reserve. It's improbable that any future development would impact this reserve due to its considerable distance from the site.			
<b>Can suitable access to the site be provided?</b>		Access to the site primarily relies on the A428. The existing infrastructure is well-equipped to facilitate access, featuring two-way streets wide enough to comfortably accommodate multiple vehicles of varying sizes, ensuring smooth passage to and from the site			
<b>Are there any unique geographical or topographical features at the site?</b>		The site does not benefit from any unique geographical or topographical features.			
<b>Market Appraisal</b>					
<b>What is the market activity on the</b>		A desk-based search (29/11/2023) revealed no properties			

# Coventry Employment Land Review

## Site Assessment Proforma

<p><b>site (occupancy/vacancy rates etc.)?</b></p>	<p>surrounding the site were for sale or rent. However, during the site visit it was apparent, 2 offices spaces were vacant (23 sqm – 185 sqm).</p>
<p><b>Are there any noticeable constraints on potential future development?</b></p>	<p>The site is considerably developed, and there is extensive parking, which could be streamlined. However, this is likely due to its strategic location. While there's potential for smaller Class E developments within the existing space, adjacent vacant land also exists. However, any potential development in this area should be mindful of its proximity to the local nature reserve, ensuring a cautious approach to preserve the reserve's integrity.</p>
<p><b>Is there any need for investment in the site?</b></p>	<p>The site does not appear to be in need of any immediate investment, the quality of the existing employment land is high.</p>
<p><b>How accessible is the site?</b></p>	<p>Access to the site is feasible both through public transport and vehicular means. However, commuting by cycling or walking might be more challenging unless residing in the nearby residential areas. Despite this, the existing infrastructure surrounding the site is robust and capable of supporting employment growth, indicating favourable conditions for potential expansion or development.</p>
<p><b>What is the condition of the site?</b></p>	<p>The quality of the site is good, the office spaces are mainly large and predominantly in use.</p>
<p><b>What is the quality of the site's surroundings?</b></p>	<p>The site benefits from strong infrastructure and the surrounding employment site is also in good quality.</p>
<p><b>Sustainable Development Factors</b></p>	
<p><b>Is the site in a sustainable location?</b></p>	<p>Whilst the site is outside of the city centre and used predominantly for office space, the site is still in a sustainable location. The local plan wants to encourage the movement of office work to the city centre but the employment site is good quality.</p>
<p><b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b></p>	<p>The site has been previously developed so it is therefore a brownfield site.</p>

# Coventry Employment Land Review

## Site Assessment Proforma

<p><b>Is the site accessible by public transport?</b></p>	<p>Access to the site from the city centre is available through the 86 bus service, with the nearest bus stop located just 0.2 miles West, on the A428. The journey via this bus service takes approximately 14 minutes, offering a relatively quick commute despite the distance to the city centre.</p>
<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>Given the brownfield nature of the site and the existing office use, further development would likely have a limited impact on the local environment and biodiversity.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site meets the objectives of Coventry's Economic Development Strategy by housing Class E offices within a business park in Binley. Surrounded by residential and retail spaces, its accessibility via the A428 contributes to the city's goals of sustainable transport and industrial innovation.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>The site's surroundings boast a diverse blend of residential, retail, and employment spaces, vital for the area's functionality. Removing the existing employment centre might curtail job prospects locally, emphasising the importance of retaining it as a thriving employment hub. Additionally, considering light industrial use within this zone could complement its role, fostering a balanced mix of activities. While residential use is an option, relocating offices to the city centre might better align with Policy JE4 and JE5 of the local plan.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site's accessibility through both vehicular and public transport means lays a strong foundation for meeting its labour needs. While improvements in access via alternative routes could be beneficial, the current accessibility ensures that the site is likely to fulfil its skill requirements due to its ease of reach for potential employees.</p>

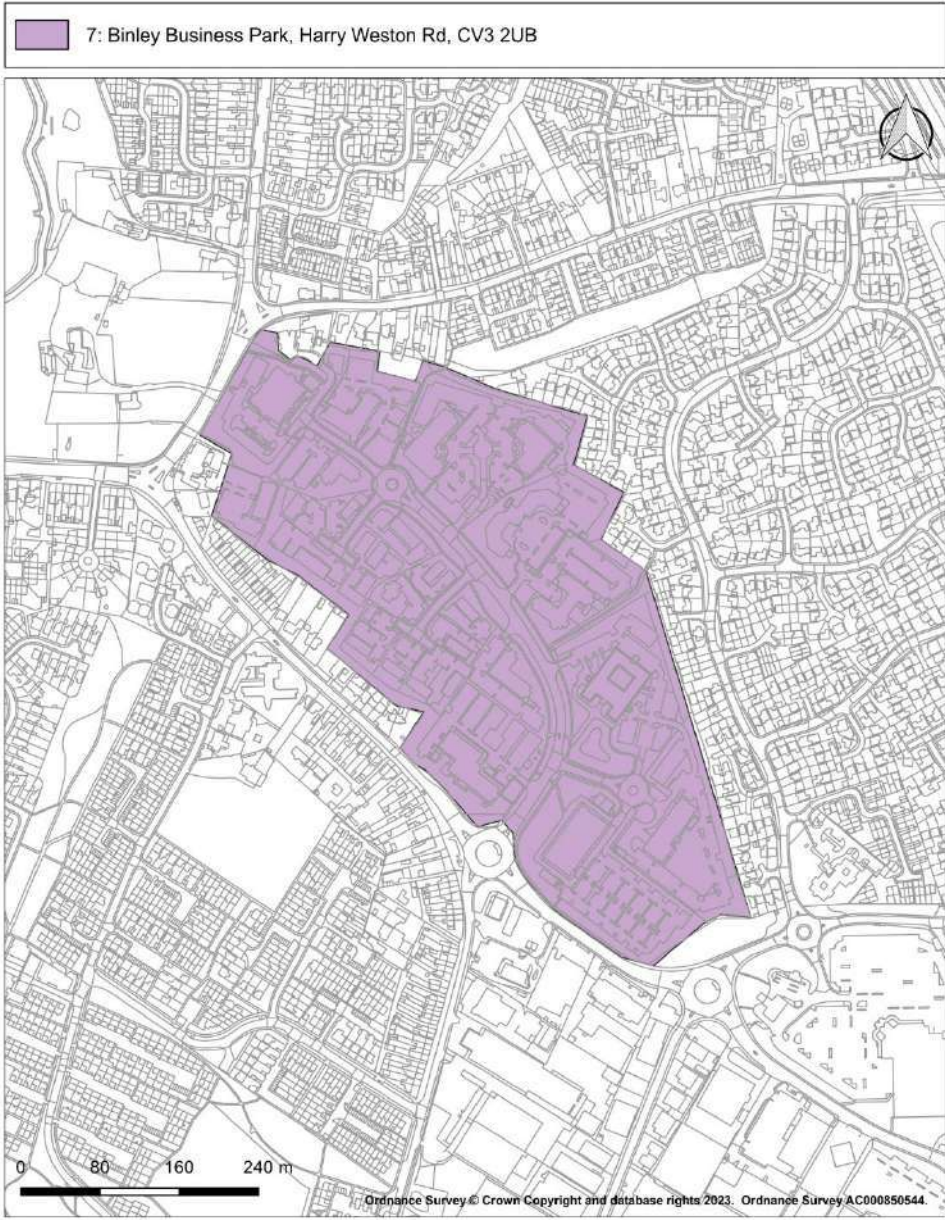
**Site Photographs**

# Coventry Employment Land Review Site Assessment Proforma



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	DS REF D02.7	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b> Ground Floor, V1 - Velocity Tenter Street, Sheffield, S1 4BY t: 0114 228 9190 e: sheffield@dipconsultants.co.uk <small>© Crown Copyright and Database Rights 2023. Ordnance Survey 100039120</small>
	SCALE 1:5,000 @ A4	DRWG NO. WIA5326	Checked KW	
PROJECT Employment Land Review	DRWG TITLE Employment Sites			

# Coventry Employment Land Review

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	8	<b>Site Name</b>	Binley Industrial Estate		
<b>Area (ha)</b>	37.4	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Binley Industrial Estate, Herald Way, CV3 2SF			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		The site in Binley, Coventry, operates as an industrial/retail park, hosting mixed uses such as Class B2/B8 and Class E. Positioned to the north of an office park and bordered by residential areas to the east and west, the site also faces a nature reserve to the south. Access to the site primarily relies on the A428, approximately 3.4 miles from the city centre.			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		FUL/2019/2801 – Approved - The construction of a tank farm in association with continued use of land for general industrial use (Class B2).			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	6, Herald Way, Binley Industrial Estate, Coventry, West Midlands, CV3 2NY	GAP Plant & Tool Hire Ltd	Tool Hire	Class B2	
	Unit 8, Hotchkiss Way, Binley Industrial Estate, Coventry, West Midlands, CV3 2RL	C P Power & Automation	Tool Hire	Class B2	
	10 Hotchkiss Way, Binley Industrial Estate, Coventry, CV3	Neil Bartlett Haulage Ltd	Distribution	Class B8	



# Coventry Employment Land Review

## Site Assessment Proforma

	2RL				
	Herald Way, Binley Industrial Estate, Coventry, West Midlands, CV3 2RQ	MWG Aluminium Architectural Systems	Metal Works	Class B2	
	Unit D, Herald Way, Binley Industrial Estate, Coventry, West Midlands, CV3 2RQ	Midland Window Group	Window Supplier	Class B2/B8	
	58 Hotchkiss Way, Binley Industrial Estate, Coventry, CV3 2RL	Brocol Ltd	Engineering	Class B2	
	Unit D, Brandon Court, Progress Way, Coventry, West Midlands, CV3 2NT	Yazaki (Europe) Ltd	Automotive repair	Class B2	
	Rohm & Haas Herald Way, Binley Industrial Estate, Coventry, CV3 2RQ	Terminix UK Ltd	Pest Control	Class B2	
	Unit 2 Hotchkiss Way, Binley Industrial Estate, Coventry, CV3 2RL	Eriks UK Hydraulic Engineering	Engineering	Class B2	
	Unit 17 - 18, Lifford Way, Binley Industrial Estate, Coventry, West Midlands, CV3 2RN	Coventry Grinders Ltd	Engineering/Merchants	Class B2/B8	
	Unit 4 Herald Way, Binley Industrial Estate, Coventry, CV3 2NY	Toolstation	Merchants	Class B8	
	Unit C1 Brandon Court Leofric Busin, Progress Way, Binley Industrial Estate, Coventry, CV3 2TE	Safestyle	Window Storage and distribution	Class B2/B8	

# Coventry Employment Land Review

## Site Assessment Proforma

	Joinery House Progress Way, Binley Industrial Estate, Coventry, CV3 2TE	Shaws Bespoke Joinery	Joinery	Class B2	
	Unit J Cavans Close , Binley Industrial Estate, Coventry, CV3 2NY	Zube	Distribution	Class B8	
	Unit 2, Stoney Court, Hotchkiss Way, Binley Industrial Estate, Coventry, West Midlands, CV3 2RL	Select Interior Services Ltd	Manufacturing	Class B2/B8	
	Lifford Way, Binley Ind Est, Coventry, CV3 2RN	Holl & Holl Interiors Ltd	Manufacturing	Class B2/B8	
	26 Cavans Way, Binley Ind Est, Coventry, CV3 2SF	Motors, Pumps & Gearboxes UK Ltd	Manufacturing	Class B2/B8	
	Unit 44, Hotchkiss Way, Coventry, CV3 2RL	Dongor Ltd	Manufacturing	Class B2/B8	
	Unit 2, Starley Court, Hotchkiss Way, Coventry, CV3 2RL	Victoria Sheet Metal	Manufacturing	Class B2	
	Joinery House Progress Way, Binley Ind Est, Coventry, CV3 2NT	Alloy Wheel Refurbishment UK Ltd	Automotive repairs	Class B2	
	4 Lifford Way, Coventry, CV3 2RN	Midland Combustion Co	Heating services	Class B2	
	Unit 22 Herald Way, Binley Ind Est, Coventry, CV3 2RQ	Chemtest	Laboratory	Class B2	
	Cavans Way, Coventry, CV3	S A C & Co Engineering	Engineering	Class B2	

# Coventry Employment Land Review

## Site Assessment Proforma

	2SF	Design Ltd			
	Unit X2-x3 Claybrookes Court, Herald Way, Coventry, CV3 2RZ	Direct Roofs Ltd	Manufacturing	Class B2	
	18 Hotchkiss Way, Binley Ind Est, Coventry, CV3 2RL	Croft Lofts Ltd	Manufacturing	Class B2	
	Unit 38 Herald Way, Binley Ind Est, Coventry, CV3 2RQ	Direct Air & Pipework Ltd	Engineering	Class B8	
	Units 64-68 Hotchkiss Way, Coventry, CV3 2RL	Covington Developments Ltd	Engineering	Class B2	
	Hotchkiss Way, Binley Ind Est, Coventry, CV3 2RL	Innovative Safety Systems Ltd	Tech Distribution	Class B8	
	Unit 2 Starley Court, Hotchkiss Way, Coventry, CV3 2RL	All Shelters	Manufacturing	Class B2	
	Unit 1, Hotchkiss Way, Binley Ind Est, Coventry, CV3 2RL	J J Bartlett Haulage Ltd	Transportation	Class B8	
	Unit 17-18 Lifford Way, Coventry, CV3 2RN	European Gauging Solutions Ltd	Manufacturing	Class B2	
	Unit 30 Hotchkiss Way, Binley Ind Est, Coventry, CV3 2RL	J.F Kay & Co	Building services	Class B2	
	Unit 5 Lifford Way, Binley Ind Est, Coventry, CV3 2RN	ECKOLD Limited	Manufacturing	Class B2	
	Unit D Cavans Close, Coventry, CV3 2SF	Air Kraft Ltd	Manufacturing	Class B2	
	44 Hotchkiss Way, Binley Ind Est,	Bilz Tool Ltd	Manufacturing	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

	Coventry, CV3 2RL				
	Unit X1, Claybrooks Court, Herald Way, Coventry, CV3 2NY	K.R Exhibitions	Lighting distributor	Class B2/B8	
	Unit 2c Hotchkiss Way, Binley Ind Est, Coventry, CV3 2RL	Coventry Minibus Hire	Car Hire	Sui Generis	
	Unit 2 Ground Floor Leofric Court, Progress Way, Coventry, CV3 2NT	Accretech S B S UK	Engineering	Class B2	
	Lifford Way, Coventry, CV3 2RN	Clifford Press Ltd	Printing	Class B2	
	Unit 52 Herald Way, Binley Ind Est, Coventry, CV3 2RQ	Wilts Wholesale Electrical Co.Ltd	Distribution	Class B8	
	Unit 4 Cavans Way, Binley Ind Est, Coventry, CV3 2SF	Leo3 Systems	Telecommunications	Class B2	
	Unit 2 Lifford Way, Binley Ind Est, Coventry, CV3 2RN	Sutton Gears Ltd	Manufacturing	Class B2	
	3 Cavans Way, Binley Ind Est, Coventry, CV3 2SF	Apec Systems	Security Supplier	Class B2/B8	
	27 Herald Way, Binley, Coventry, CV3 2RQ	Power Torque	Engineering	Class B2	
	Unit 1 Stoney Court, Binley Ind Est, Coventry, CV3 2RL	Telnet	Telecommunications	Class B2	
	Glass Solutions Building, Herald Way, Coventry, CV3 2ZG	Vetrotech Saint Gobain UK	Manufacturing and distribution	Class B2/B8	
	14 Herald Way, Coventry, CV3 2RP	Auric Metal Finishers Ltd	Manufacturing	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

	Unit 50 Hotchkiss Way, Coventry, CV3 2RL	Southstream Services Ltd	Printing	Class B2	
	Unit 15 Lifford Way, Coventry, CV3 2RN	Eckold Ltd	Manufacturing	Class B2	
	9 Herald Way, Binley Ind Est, Coventry, CV3 2NY	Herald Way Tyres	Automotive Repairs	Class B2	
	80 Hotchkiss Way, Binley Ind Est, Coventry, CV3 2RL	Advanced Grinding Solutions	Tool Hire	Class B2	
	42 Hotchkiss Way, Binley Ind Est, Coventry, CV3 2RL	S & H Jig Boring Specialists	Engineering	Class B2	
	38, Herald Way, Binfield Industrial Estate, Coventry, West Midlands, CV3 2RQ	Bosch Rexroth Ltd	Engineering	Class B2	
	20 Herald Way, Coventry, CV3 2NY	Chuck Wagon Catering	Catering	Class E	
	24 Herald Way, Coventry, CV3 2NY	AJ's Hairdressing Suppliers Ltd	Hair Supply Distribution	Class B8	
	20 Cavans Way, Binley Ind Est, Coventry, CV3 2SF	Rotatech Ltd	Manufacturing	Class B2	
	38 Hotchkiss Way, Binley Ind Est, Coventry, CV3 2RL	Pictures Direct Ltd	Printing and distribution	Class B2/B8	
	Unit 10 Hotchkiss Way, Binley Ind Est, Coventry, CV3 2RL	Arena Auto Centre	Automotive repairs	Class B2	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is primarily in Flood Risk Zone 1, indicating minimal risk of flooding in that area.			
<b>Would development of the site offer a</b>		Even though the site is developed, any further			

# Coventry Employment Land Review

## Site Assessment Proforma

<b>poor level of amenity to neighbouring residents?</b>	development must consider its impact on neighbouring amenities, particularly residential areas.
<b>Would development of the site have an adverse impact on important landscape features?</b>	N/A – The site is currently developed for mixed uses so any development would not have an impact on the landscape
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site does not face any specific statutory ecological or environmental constraints. However, the Herald Way Marsh is a local nature reserve located directly south of the site. If no expansion plans or developments are intended to extend further south, the site is less likely to pose any significant issues or disturbances to the nature reserve. This cautious approach ensures minimal impact on the reserve's ecological integrity while allowing potential developments to occur within the site's boundaries.
<b>Can suitable access to the site be provided?</b>	Access to the site predominantly depends on the A428 and Herald Way. The A428 boasts well-equipped infrastructure, comprising two-way streets capable of accommodating various vehicle sizes, ensuring convenient transit to and from the site. Conversely, Herald Way, being relatively narrow, might pose challenges for larger vehicles such as HGVs, potentially impeding their smooth navigation through this route.
<b>Are there any unique geographical or topographical features at the site?</b>	The site lacks any distinct geographical or topographical features.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (30/11/2023) revealed no properties surrounding the site were for sale or rent. The site visit revealed whilst the occupancy was relatively high they were roughly 10 to let signs, for the size of the site this is relatively low
<b>Are there any noticeable constraints on potential future development?</b>	The site appears to be predominantly occupied, with limited available space primarily towards the southern side. However, it's crucial to note the ecological constraints tied to the nearby local nature reserve. Any potential further development in the available area, especially towards the southern part of the site, should be approached cautiously, considering, and respecting the ecological limitations associated with the adjacent nature reserve.

# Coventry Employment Land Review

## Site Assessment Proforma

<p><b>Is there any need for investment in the site?</b></p>	<p>The site's current quality indicates it doesn't require immediate investment.</p>
<p><b>How accessible is the site?</b></p>	<p>Despite being at a distance from the city centre, the site remains accessible via both public transport and vehicular access. While Herald Way might benefit from widening for better accessibility, residents can opt to walk or cycle to the site. However, walking or cycling might pose challenges for those residing further away, due to the site being in the western suburbs of Coventry.</p>
<p><b>What is the condition of the site?</b></p>	<p>Overall, the site is of high quality. There is proficient infrastructure and landscaping</p>
<p><b>What is the quality of the site's surroundings?</b></p>	<p>The site surroundings and infrastructure surrounding the site is high quality. The employment site North of the site is also high quality.</p>
<p><b>Sustainable Development Factors</b></p>	
<p><b>Is the site in a sustainable location?</b></p>	<p>The site's location boasts strength, evident in its good accessibility, quality, and proximity to the M69, reachable within 0.4 miles by heading east on the A428. This accessibility and quality contribute to its sustainable position within the area.</p>
<p><b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b></p>	<p>The site has been previously developed so it is therefore a brownfield site.</p>
<p><b>Is the site accessible by public transport?</b></p>	<p>Access to the site from the city centre is available through the 86 or 13 bus service, with the nearest bus stop located just 0.5 miles away on the North of the site (Herald Way). The journey via this bus service takes approximately 17 minutes, offering a relatively quick commute despite the distance to the city centre.</p>
<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>Given the brownfield nature of the site and the existing industrial use, further development would likely have a limited impact on the local environment and biodiversity.</p>

# Coventry Employment Land Review Site Assessment Proforma

<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>While some parts of the site lean towards retail activities, the predominant land use is industrial. The site significantly aligns with the growth sectors and industries highlighted in the Council's Economic Development Strategy. Specifically, it's well-suited for manufacturing and industrial uses, falling under Class B2/B8 usage, identified as a necessity in the council's 2022 strategy. The existing infrastructure and features on the site are conducive to this sector, rendering it an appealing choice for the intended development outlined in the economic development strategy.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>The site benefits from a diverse mix of surrounding uses, encompassing residential, retail, and employment spaces. Removing the existing employment site could diminish potential job opportunities within this area. Therefore, the most beneficial use for this site would be to continue serving as an employment hub.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site's accessibility through both vehicular and public transport means lays a strong foundation for meeting its labour needs. While improvements in access via alternative routes could be beneficial, the current accessibility ensures that the site is likely to fulfil its skill requirements due to its ease of reach for potential employees.</p>



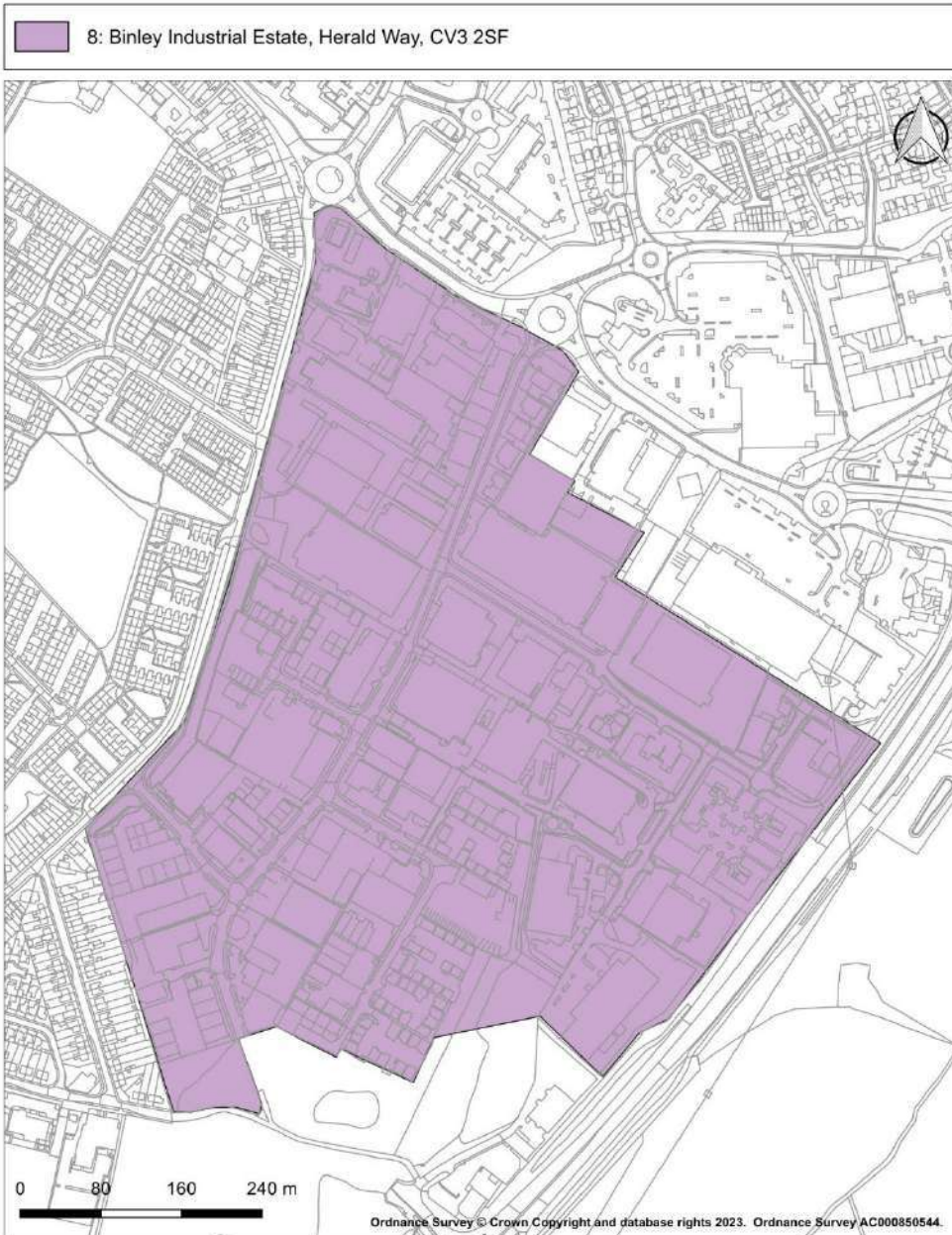
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF D02.8	Drawn PMG	<b>STRATEGIC PLANNING RESEARCH UNIT</b>  Strategic Planning Research Unit Ground Floor, V1 - Velocity Tenker Street, Sheffield, S1 4BY t: 0114 228 9190 e: sheffield@dipconsultants.co.uk <small>© Crown Copyright and database rights 2023. Ordnance Survey 100019881 and 100019882.</small>
	SCALE 1:5,000 @ A4	OS REF WAS326	Checked KW	
PROJECT Employment Land Review	DRWG TITLE Employment Sites			



Strategic Planning Research Unit  
*A specialist team within DLP Planning Ltd*

# Coventry Employment Land Review Site Assessment Proforma

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
Site Ref.	9	Site Name	Bishopgate Business Park		
Area (ha)	1.7	Source	Existing Employment Site		
Address / Location		Widdrington Rd, CV1 4NA			
Site Allocation / Policy Reference (if relevant)		N/A			
Description of Site and Surrounding Area		This mixed-use site is predominantly composed of medium-sized Class B8 and Class B2 units, with some businesses occupying multiple units. Along its Eastern boundary is the Coventry Canal, while the remaining surroundings are mainly residential. Roughly 350 meters Southwest, another employment site is situated. Across the canal, there are several industrial units not identified for the Employment Land Review.			
Landowner(s) (if known)		Unknown			
Recent Relevant Planning History		No recent relevant planning history			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
1	Bishopgate Industrial Park, Widdrington Rd, Coventry CV1 4NA	Liddell Electrical Distributors Ltd	Supplier	Class B8	
2	Bishopgate Industrial Park, Widdrington Rd, Coventry	ATT Window Tinting	Car Modification	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

	CV1 4NA				
3	Bishopsgate Industrial Park, Widdrington Rd, Coventry CV1 4NA	NDE Clarke Pitchline Ltd	Manufacturer	Class B2	
4	Bishopsgate Industrial Park, Widdrington Rd, Coventry CV1 4NA	Universal Eco Supplies Ltd	Supplier	Class B8	
5-7	Bishopsgate Industrial Park, Widdrington Rd, Coventry CV1 4NA	Motor Parts Direct	Supplier	Class B8	
8-9	Bishopsgate Industrial Park, Widdrington Rd, Coventry CV1 4NA	Exhibitions Plus	Business services	Class E	
10	Bishopsgate Industrial Park, Widdrington Rd, Coventry CV1 4NA	Blyme Ltd	Fancy Dress Store	Class E	
11	Bishopsgate Industrial Park, Widdrington Rd, Coventry	Forza line Ltd	Vehicle Repairs	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

	CV1 4NA				
12	Bishopsgate Industrial Park, Widdrington Rd, Coventry CV1 4NA	Auto Bodyworx	Vehicle Repairs	Class B2	
15-16	Bishopsgate Industrial Park, Widdrington Rd, Coventry CV1 4NA	Integrated Community Equipment Services	Council Office	Class E	
17-18	Bishopsgate Industrial Park, Widdrington Rd, Coventry CV1 4NA	The Opal	Council Adult Social Services Centre	Class F1	

## Physical Appraisal

<b>Is the site in an area of flood risk?</b>	Despite its proximity to the Coventry Canal, the site falls within Flood Risk Zone 1, indicating a minimal risk of flooding in that area.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	Given the lack of amenities within the surrounding residential area, any development on the site is unlikely to affect the level of amenities for neighbouring residents adversely.
<b>Would development of the site have an adverse impact on important landscape features?</b>	The site does not benefit from any important landscape features.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	Both the site and its surrounding area do not pose any threats to statutory ecological or environmental constraints. This implies that any future development within the area would likely have minimal impact on the ecological or environmental aspects. However, the potential impacts on the Coventry Canal bordering the site should be considered.

# Coventry Employment Land Review Site Assessment Proforma

<b>Can suitable access to the site be provided?</b>	The existing access to the site is relatively limited, primarily through a residential area via Widdrington Road. While this access suffices for the current use, it might pose challenges if the site were to be utilised for larger industrial purposes due to the residential nature of the route.
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not have any geographical or topographical features on the site.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (30/11/2023) revealed the site has no units listed to let or for sale. On the site visit all units appeared occupied despite not all being listed on the signage for the site.
<b>Are there any noticeable constraints on potential future development?</b>	The notable constraint for the site is its full capacity, indicating limited or no space for expansion or further development. The limited parking on site also means any further expansion will cause accessibility issues.
<b>Is there any need for investment in the site?</b>	The site is not in immediate need of investment; the quality of the units is good and the infrastructure is sufficient for the site's current use.
<b>How accessible is the site?</b>	The site currently faces limitations in terms of vehicular access due to its reliance on infrastructure passing through a residential area. However, in contrast, the site benefits from excellent public transport links.
<b>What is the condition of the site?</b>	The site is in good condition; whilst the units are dated, they remain functional and fit for purpose. The infrastructure on the site is also of a satisfactory level. The condition could be improved by better parking provisions.
<b>What is the quality of the site's surroundings?</b>	Surrounding the site is mainly housing, which is maintained well. The infrastructure surrounding the site would benefit from updates. The site visit revealed parking was a clear issue on Widdrington Road, which, therefore, affected the access to the site by narrowing the road.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site has aspects of sustainability, like its brownfield status and good public transport links. However, limitations such as limited space for expansion and parking issues could impact its long-term sustainability. The reliance on

# Coventry Employment Land Review

## Site Assessment Proforma

	infrastructure passing through a residential area might also pose challenges.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	Given the site is already developed, the site is considered brownfield. The current use means it is likely to have a minimal impact on the redevelopment process.
<b>Is the site accessible by public transport?</b>	The site benefits from multiple bus services connecting it to the city centre, including 15, 16, 20A, 20, 20B, 56, and 148. The nearest bus stop is situated about 0.4 miles away from the site, offering various commuting options between the site and the city centre.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Further development of the site is not expected to significantly impact the local environment and biodiversity due to its industrial nature. However, the Coventry Canal should be considered, as this borders the East of the site.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b>	The site exhibits potential to accommodate Class E(g) uses for creative industries, indicating a possible alignment with the Economic Development Strategy's focus on expanding creative sectors. Moreover, the provision of office space for high-skilled jobs suggests a capability to contribute to quality workspace, although the direct emphasis on this aspect within the Economic Development Strategy would further enhance its alignment.
<b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b>	The site is currently an employment hub, mixed-use, but is largely Class B8 and Class B2. The site aligns with the growth sectors and industries emphasised in the Council's Economic Development Strategy, specifically in its suitability for manufacturing and industrial uses. The existing features and infrastructure on the site complement and bolster this sector, making it an attractive choice for the intended development highlighted in the economic development strategy.
<b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment</b>	The site's favourable public transport links significantly enhance the likelihood of attracting a skilled labour force. Accessible public transport routes increase the catchment area for potential employees, allowing individuals with the



## Coventry Employment Land Review Site Assessment Proforma

<b>development, and are there educational or training facilities in the vicinity that could support workforce development?</b>	requisite skills and qualifications from a wider radius to easily commute to the site. This accessibility broadens the pool of available talent, making it more probable that the site will attract and accommodate the necessary skilled workforce.
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# Coventry Employment Land Review Site Assessment Proforma


## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF	Drawn PMG	<b>STRATEGIC PLANNING RESEARCH UNIT</b>  Strategic Planning Research Unit
	SCALE 1:2,500 @ A4	DRWG NO D02.9	Checked KW	
PROJECT Employment Land Review	JOB NO WA5326	DRWG TITLE Employment Sites	Ground Floor V1 - Velocity Tenner Street, Sheffield, S1-4BY t 0114 228 9190 e sheffield@dipconsultants.co.uk	

# Coventry Employment Land Review

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	10	<b>Site Name</b>	Blackburn Rd Stonebrook Way		
<b>Area (ha)</b>	8.8	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Blackburn Rd Stonebrook Way, CV6 6LN			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		Located in North Coventry between Little Heath and Longford, this site primarily serves industrial purposes, bordered by the Coventry Canal to the West and the River Sowe to the East. Nearby, a retail park sits across the canal, while residential areas surround the site. Access to the M6 is conveniently 1.3 miles north.			
<b>Landowner (s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		<p>FUL/2021/3129 – Approved - Change of use to provide a recycling facility and erection of new storage building</p> <p>FUL/2018/1909 – Approved - Change of use from light industrial (Use Class B1c) to storage and distribution (Use Class B8)</p>			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Stonebrook Way, Longford, Coventry CV6 6LN	A & M Metals & Waste Limited	Waste Management	Class B2	
	Unit 3 Stonebrook Way, Blackburn Road Industrial Estate, Unit 3 Stonebrook Way, Blackburn Rd, Aldermans Green Industrial Estate, Coventry CV6 6LN	B.I.G Storage And Processing Ltd	Storage Facility	Class B8	

# Coventry Employment Land Review Site Assessment Proforma

	2 Blackburn Rd, Longford, Coventry CV6 6LQ	Circom Ltd	Recycling Centre	Class B2	
	77 Longford Rd, Longford, Coventry CV6 6DY	Shawn Dream Cars	Car Dealership	Sui Generis	
	77 Longford Rd, Longford, Coventry CV6 6DY	Shawn Furniture & Carpet Warehouse	Home Furniture Shop	Class E	
	Blackburn Road Industrial Estate, Unit 1 Doyle Dr, Coventry CV6 6NW	Envisage Technologies	Engineering Consultants	Class B2/Class E	
	Stonebrook Way, Longford, Coventry CV6 6LN	Maxi Readymix Concrete	Concrete Supplier	Class B2	
	Unit 3 Stonebrook Way, Blackburn Rd, Aldermans Green Industrial Estate, Coventry CV6 6LN	Garment Processing UK	Warehouse	Class B8	
	Blackburn Rd, Longford, Coventry CV6 6NW	Coventry City Council Balfour Beatty	Construction Services	Class B2	
	Doyle Dr, Longford, Coventry CV6 6NW	Express Asphalt	Mixing Plant	Class B2	
	The Recycling Centre, Ind Est, Stonebrook Way, Blackburn Rd, Longford, Coventry CV6 6LN	Tom White Waste	Waste Management	Class B2	

## Physical Appraisal

**Is the site in an area of flood risk?**

While most of the site lies within Flood Zone 1, indicating a lower risk of flooding, the western part, associated with Flood Zones 2 and 3, presents a higher susceptibility to

# Coventry Employment Land Review

## Site Assessment Proforma

	<p>potential flooding. This higher risk is primarily attributed to the proximity of the west River Sowe, suggesting a potential vulnerability to flooding, particularly on the site's western side.</p>
<p><b>Would development of the site offer a poor level of amenity to neighbouring residents?</b></p>	<p>Given the site's predominantly industrial nature and proximity to residential areas, there's potential for the development to impact the amenity of neighbouring residents. However, the current operations seem to align with the surroundings, minimizing adverse effects on amenities. Any future development would need careful planning to mitigate potential disruptions to neighbouring residents' quality of life.</p>
<p><b>Would development of the site have an adverse impact on important landscape features?</b></p>	<p>The site's current usage plays a pivotal role in minimising impacts on important landscape features. Due to its existing utilisation, which appears to align with the landscape and surrounding environment, the site's operations likely have minimal interference with essential landscape features. This compatibility with the landscape, coupled with the site's established function, suggests that its current use is designed in a manner that reduces any adverse impact on significant landscape elements.</p>
<p><b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b></p>	<p>The site currently operates without any statutory ecological or environmental constraints, indicating its compliance with established regulations in these aspects. However, its proximity to the local nature park necessitates a meticulous approach to any future development plans. Although the site itself doesn't encounter regulatory limitations, the nearby nature park requires careful consideration to prevent or mitigate potential environmental impacts that might arise from any further development within the vicinity.</p>
<p><b>Can suitable access to the site be provided?</b></p>	<p>The existing infrastructure around the site, particularly Blackburn Road, is relatively robust and suitable for its current purposes. However, the site could greatly benefit from improved parking provisions, especially for heavy goods vehicles (HGVs), as the current lack of adequate parking seems to impact traffic flow in the area. Enhancing parking facilities specifically designed for HGVs would alleviate congestion and improve traffic management around the site.</p>
<p><b>Are there any unique geographical or topographical features at the site?</b></p>	<p>The site lacks any distinct geographical or topographical features.</p>

# Coventry Employment Land Review

## Site Assessment Proforma

Market Appraisal	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (30/11/2023) indicates the absence of available commercial units for rent or sale in this specific area. It appears that at this time, there are no properties fitting the criteria of commercial units available for acquisition or lease within the site, this was confirmed during the site visit.
<b>Are there any noticeable constraints on potential future development?</b>	The potential for future development on the site seems considerably limited due to its proximity to significant natural features such as the river, local park, and canal. The presence of these vital environmental elements poses substantial challenges, making it exceedingly difficult or nearly impossible to envision or execute significant developmental projects on the site.
<b>Is there any need for investment in the site?</b>	The site functions adequately, but improvements in parking facilities and road width would significantly enhance its operational efficiency. While immediate investment might not be imperative, addressing these aspects could substantially benefit the site's functionality and accessibility in the long term.
<b>How accessible is the site?</b>	While the site's access might require improvements due to narrow roads and inadequate parking, its strategic location, merely 1.3 miles from the M6, renders it favourable for its current purposes.
<b>What is the condition of the site?</b>	The site is generally functional but could benefit from enhancements, particularly in parking facilities and road width. Overall, it's operational but could be improved for better efficiency.
<b>What is the quality of the site's surroundings?</b>	The site's surroundings boast strong infrastructure, indicating a good overall quality. There don't seem to be any evident concerns regarding the condition of the neighbouring areas.
Sustainable Development Factors	
<b>Is the site in a sustainable location?</b>	The access to the M6 from the site make the site sustainable for its current purpose.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the</b>	The site is presently utilised for employment purposes, signifying that any additional development would occur on brownfield land. Given its industrial nature, there's a likelihood that some parts of the land may be

# Coventry Employment Land Review Site Assessment Proforma

<p><b>site's previous development status have on its potential use and redevelopment?</b></p>	<p>contaminated, which could restrict immediate construction or development activities. Remediation processes might be necessary to address any existing contamination before the site becomes suitable for further construction or development.</p>
<p><b>Is the site accessible by public transport?</b></p>	<p>The site benefits from proximity to a bus stop located approximately 0.4 miles away. Bus services 20 and 20A offer a direct and efficient route to the city centre, with an approximate travel time of 16 minutes. This accessibility via public transport contributes to the site's relative connectivity, providing convenient commuting options for individuals travelling to and from the city centre.</p>
<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>Further development would likely impact the local environment, especially considering the presence of the River Sowe and Coventry Canal. Measures should focus on sensitive development around these areas, ensuring minimal disruption to their ecosystems. Additionally, the site's landscaping needs attention; while the majority lacks proper landscaping, the entrance stands as an example of well-maintained landscaping, indicating a potential model for future enhancements across the site.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site aligns with the growth sectors and industries emphasised in the Council's Economic Development Strategy, specifically in its suitability for manufacturing and industrial uses, falling under Class B2 usage, a need identified in the council's 2022 strategy. The existing features or infrastructure on the site complement and bolster this sector, making it an attractive choice for the intended development highlighted in the economic development strategy.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>Given the site's proximity to residential areas, a potential alternative use could be residential development. However, this would necessitate thorough checks for ground contamination due to the site's current industrial use. Shifting to residential would contribute to the area's housing needs, aligning with broader development goals for community growth and housing availability.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support</b></p>	<p>The site is close to Coventry College (1.6 miles away), offering convenient access to educational and training facilities for workforce development. This proximity indicates feasible opportunities for workforce development and skills enhancement. Likewise, the accessibility of the site means the skilled labour needs can likely be met.</p>



# Coventry Employment Land Review Site Assessment Proforma

<b>workforce development?</b>	
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# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs

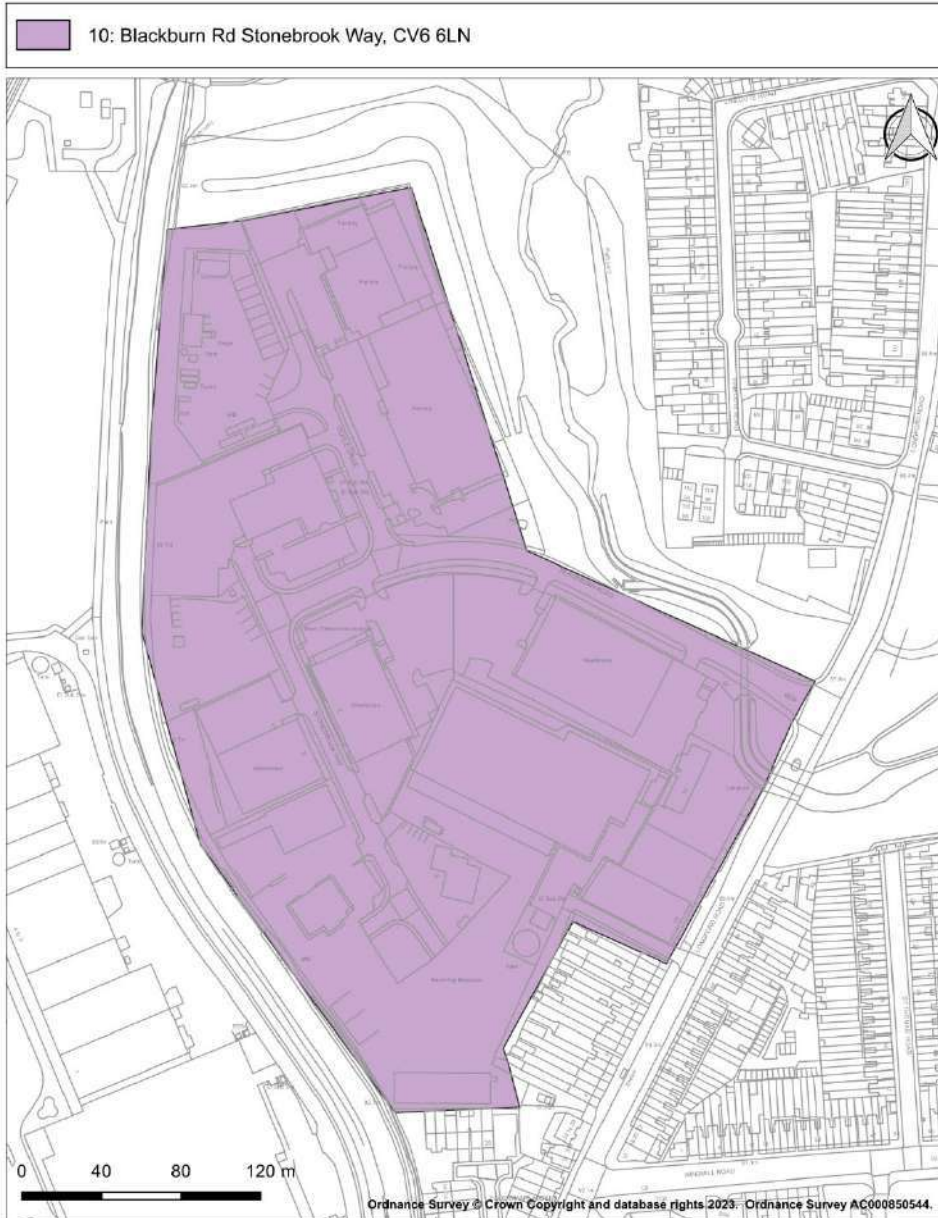


# Coventry Employment Land Review Site Assessment Proforma



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	ISS REF	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b>  Ground Floor, V1 - Velocity Jenter Street, Sheriffhale, S1 4BY t: 0114 228 9190 e: sheffhale@dpconsultants.co.uk	 Strategic Planning Research Unit
	SCALE 1:2,500 @ A4	DRWG NO. D02.10	Checked KW		
PROJECT Employment Land Review	DRWG TITLE Employment Sites	<small>© Crown Copyright or licensed to DLP, 2023. All Rights Reserved. DLP, 2023. All Rights Reserved.</small>			

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	11	<b>Site Name</b>	<i>Bodmin Road Industrial Estate</i>		
<b>Area (ha)</b>	8.6	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Bodmin Road Industrial Estate, CV2 5DB			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		The site offers a mix of Class B2 and other uses and appears to be in moderate condition, although it's well-occupied. Its surroundings include residential areas to the east, south, and north, while the western side is bordered by Caludon Castle Park, boasting ancient ruins. Access to the M6 and M69 is available via the nearby B4082, and the River Sowe lies on the other side, posing minimal flood risk.			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		<p>FUL/2021/3422 – Granted Conditions - Demolition of existing industrial buildings and erection of new buildings for Use Class E(g)(i) R&amp;D, Use Class E(g)(ii) industrial processes, Use Class B2 general industrial and Use Class B8 storage and distribution use forming 9 units within 2 blocks</p> <p>FUL/2020/1765 – Withdrawn - Construction of an office block with trade counter and area and use of industrial yard for uses B1(a) and B8</p> <p>FUL/2018/2036 – Refused - Provision of temporary car park for three years.</p>			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Unit 2, Tapcon Way, Coventry CV2 5DT	Bytes & PCs	Computer Repairs	Class B2	
	Bodmin Rd, Coventry CV2 5DG	Clarke and Fenn Skanska offices	Offices	Class E	

# Coventry Employment Land Review

## Site Assessment Proforma

	Patricia House, Bodmin Rd, Coventry CV2 5DG	EMKA (UK) Ltd	Manufacturing	Class B2	
	5 Bodmin Rd, Coventry CV2 5DB	SKAN Processing Centre	Glass Manufacturing	Class B2	
	Unit 5 Bodmin Rd, Wyken, Coventry CV2 5DB	Stadium	Event Management Offices	Class E	
	10 Bodmin Rd, Wyken, Coventry CV2 5DL	Engineering Diamonds Ltd H V Skan	Engineering  Offices	Class B2  Class E	
	Unit A, Castle Court, Bodmin Rd, Wyken, Coventry CV2 5DB	Murray Uniforms Ltd	Retail	Class E	
	Castle Court, Bodmin Rd, Wyken, Coventry CV2 5DB	Millboard	Manufacturing	Class B2	
	Mayflower House, Bodmin Rd, Wyken, Coventry CV2 5DB	Fixfire	Fire Protection Offices	Class E	
	Warwick House, Bodmin Rd, Wyken, Coventry CV2 5DB	Steve Frowen Transport Ltd	Trucking Company	Class B2	
	Bodmin Road, Coventry CV2 5DB	Garforth & Goodman Ltd	Offices	Class E	
	Unit 2 Bodmin Rd, Wyken, Coventry CV2 5DB	Bradley Adams Bedrooms LTD	Furniture supplier	Class B2/B8	
	5 Bodmin Rd, Wyken, Coventry CV2 5DB	Vaux-Sell Star Tyres Star Motors	Vehicle repair	Class B2	
	Bodmin Rd, Wyken, Coventry CV2 5DB	Advance Service Tooling Bodmin Autos	Manufacturing	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

		Ltd.	Vehicle repairs	Class B2	
	Unit 2b, Bodmin Rd, Coventry CV2 5DB	Croftborne Limited/ To Let	Previously industrial use	N/A Previous Class B2/B8	
	Bodmin Rd, Wyken, Coventry CV2 5BL	Dornan	Engineering	Class B2	
	Bodmin Rd, Wyken, Coventry CV2 5BL	Hyde Park Environmental	Industrial Supplier	Class B2/B8	
	Bodmin Rd, Wyken, Coventry CV2 5BL	Maxwood Washrooms Ltd	Manufacturer	Class B2/B8	
	Bodmin Rd, Wyken, Coventry CV2	MFL	Manufacturer	Class B2/B8	
	Abbey Industrial Estate, Bodmin Rd, Coventry CV2 5DB	Link Mailing	Printing	Class B2	
		Blowfish Media	Printing	Class B2	
		Ryona Engineering Supplies Ltd	Supplier	Class B2/B8	
		KR Saws Ltd	Manufacturer	Class B2	
	9 Bodmin Rd, Wyken, Coventry CV2 5DB	Paul Carr Fabrications	Manufacturer	Class B2	
		Coventry Roller Shutters	Supplier	Class B2/B8	
		Incaso Ltd	Reported Vacant	N/A previous Class B2	
	Bodmin Rd, Wyken, Coventry CV2 5DB	Steel Construction Ltd	Manufacturer	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

	Star Industrial Park, Bodmin Rd, Wyken, Coventry CV2 5DB	Woodstock  Coventry Car Centre Limited  Wyken Autocentre  Cavendish Autos Limited  M J G Civil Engineering Ltd	Manufacturer  Vehicle Repair  Vehicle Repair  Car Dealership  Engineering	Class B2  Class B2  Class B2  Class B2	
	1 Bodmin Rd, Wyken, Coventry CV2 5DB	Priority Graphics  One Thing Control & Supplies Ltd	Printing  Supplier	Class B2  Class B8	
	Bodmin Rd, Wyken, Coventry CV2 5DB	Aluminium Surface Engineering	Engineering	Class B2	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is located entirely within flood risk zone 1, suggesting minimal flooding risk in this area.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		Developing the site might potentially impact the amenity for neighbouring residents, particularly concerning Caludon Castle Park situated directly West. Any future development should carefully consider preserving the park's amenity and ensure minimal disturbance to maintain the quality of life for residents in the vicinity.			
<b>Would development of the site have an adverse impact on important landscape features?</b>		Since the site is already developed and lacks unique or important landscape features, further development is unlikely to have an adverse impact on any significant landscape elements.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological</b>		The site does not have any statutory environmental or ecological constraints. However, it's crucial to consider the potential impact of further development on the adjacent Caludon Castle Park, especially in terms of maintaining its			



# Coventry Employment Land Review Site Assessment Proforma

<b>significance?</b>	ecological balance and preserving its significance as a local green space.
<b>Can suitable access to the site be provided?</b>	Improving access to the site might indeed require substantial changes, potentially involving the demolition of certain units to allow for better parking provisions and a more efficient layout. Complete redevelopment might be necessary to achieve the desired improvements in accessibility.
<b>Are there any unique geographical or topographical features at the site?</b>	The site lacks any distinct geographical or topographical features.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (8/12/2023) revealed unit 2 of the industrial estate was to be let, offering 282.95sqm of class B2/B8 space. The site visit appeared to show this building was in use currently.
<b>Are there any noticeable constraints on potential future development?</b>	The constraints seem quite evident: limited space due to the site's full capacity and inadequate parking. Additionally, the current unit sizes don't allow for expansion via mezzanine floors. These limitations could hinder any potential future development on the site.
<b>Is there any need for investment in the site?</b>	Investment appears necessary, particularly regarding parking constraints. Allocating resources to address parking limitations would significantly improve the site's functionality, especially if it continues to be used for employment purposes. Enhancing parking infrastructure could alleviate traffic flow issues and accommodate vehicles more effectively within the limited space available.
<b>How accessible is the site?</b>	It sounds like the site indeed faces some significant challenges regarding accessibility due to narrow roads and limited parking. The presence of vehicles parked on double yellow lines or on the pavement exacerbates the issue, particularly for larger vehicles trying to navigate through such constrained spaces. These limitations could significantly impede smooth access and traffic flow in and out of the site.
<b>What is the condition of the site?</b>	The site seems to be in a relatively poor condition, with buildings and infrastructure requiring investment or potentially redevelopment. Past development might not have adequately considered the site's capacity, leading to its current limitations. Addressing these issues through

# Coventry Employment Land Review

## Site Assessment Proforma

	investment or redevelopment could significantly enhance the site's potential and functionality.
<b>What is the quality of the site's surroundings?</b>	The site's surroundings mainly comprise residential areas that seem relatively well-maintained. Additionally, the presence of Caludon Castle Park, directly West of the site, adds a positive element to the area's quality and amenities.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site's location is not deemed particularly sustainable for its current use as employment land. Considering its surroundings, a more suitable option might be residential development, aligning better with the area's needs and infrastructure.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is a brownfield area, previously developed. This history will likely not pose constraints on redevelopment.
<b>Is the site accessible by public transport?</b>	The site is accessible by public transport, with a bus stop situated approximately 0.3 miles North on Antsy Road. Services like the 9, 8, and 74A provide direct access to Coventry city centre, typically taking around 20 minutes for the journey.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	The potential impact of further development on the environment and biodiversity seems minimal, primarily due to the site's limited landscaping. However, any future plans should consider and mitigate potential impacts on Caludon Castle Park and its ecological surroundings.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b>	The site's alignment with the Council's Economic Development Strategy appears moderate. While it hosts a mix of uses, including B2 industries, its condition might need improvement. The proximity to transport links like the B4082 to the M6 and M69 could favor logistics and distribution. However, the surrounding residential areas might not align perfectly with the growth sectors outlined in the strategy.
<b>Are there alternative uses for the site, apart from employment, that</b>	transforming the site into a residential space might align better with the amenities around and the potential for

# Coventry Employment Land Review Site Assessment Proforma

<p><b>could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>commuting to the city centre from the site. Residential development could contribute to the area's development goals by addressing housing needs and utilising the proximity to public transport for an efficient commute.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>Despite the site being around 3.4 miles from Coventry College, which could pose challenges for direct engagement with nearby educational facilities, its accessibility to major routes like the M6 and M69, as well as its proximity to Coventry city centre, enhances the potential for attracting skilled labour. This accessibility could aid in recruiting a qualified workforce from the surrounding areas despite the distance from the college.</p>

# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



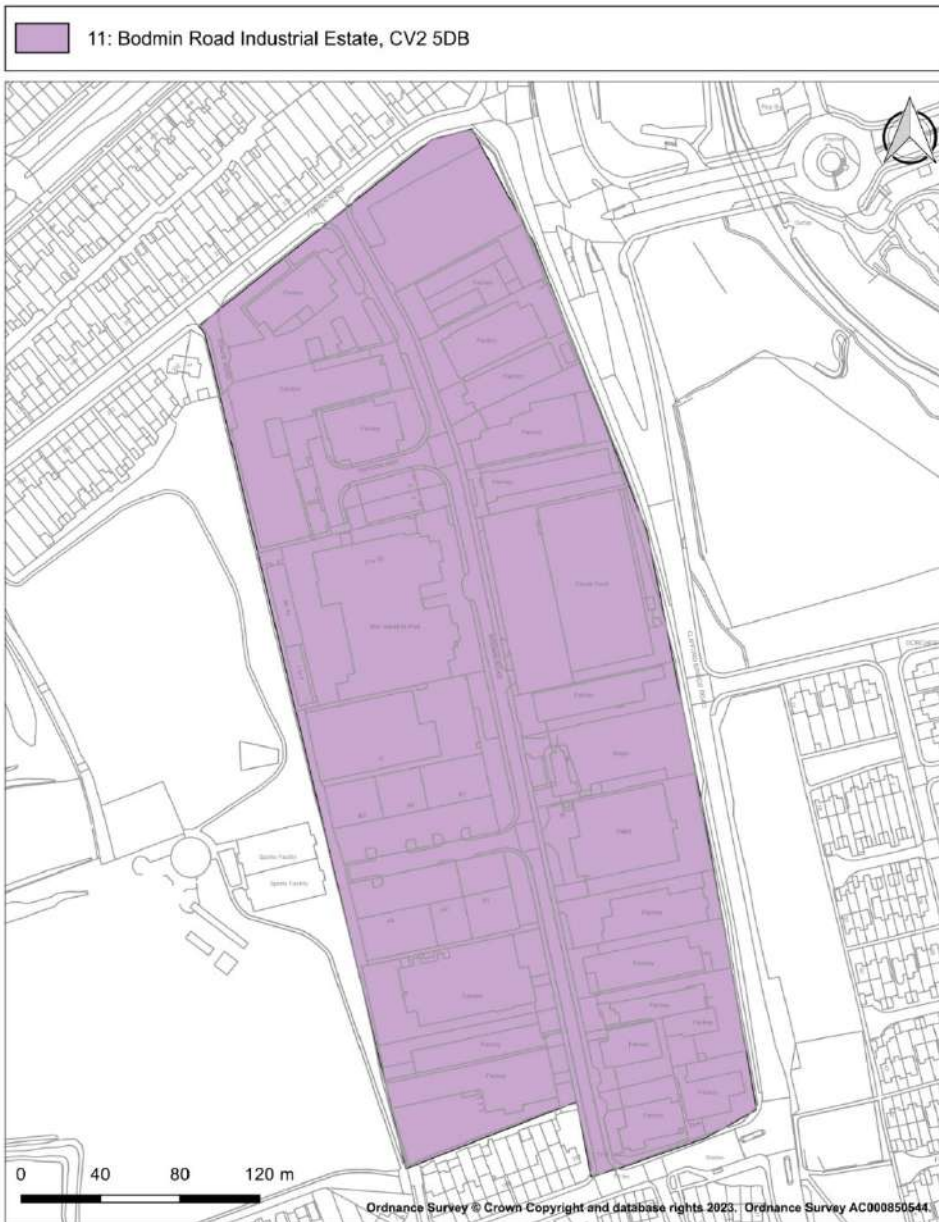


Strategic Planning Research Unit  
*A specialist team within DLP Planning Ltd*

# Coventry Employment Land Review Site Assessment Proforma

# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF	Drawn PMG	<b>STRATEGIC PLANNING          RESEARCH UNIT</b>  Strategic Planning Research Unit Ground Floor, V1 - Velocity Tenter Street, Sheffield, S1 4BY t: 0114 228 9190 e: sheffield@dpcconsultants.co.uk <small>© Crown Copyright and database rights 2023. Ordnance Survey, London, London, Milton Keynes and Rugby</small>
	SCALE 1:2,500 @ A4	DRWG NO D02.11	Checked KW	
PROJECT Employment Land Review	JOB NO WAS326	DRWG TITLE Employment Sites		

# Coventry Employment Land Review

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	12	<b>Site Name</b>	<i>Broad Lane Trading Estate aka Bestway Distribution</i>		
<b>Area (ha)</b>	4	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Broad Lane Trading Estate aka Bestway Distribution, CV4 9GH			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		The site is currently abandoned and not in use; the site is situated next to a new residential development the site. The site previously hosted one large industrial unit used as class B8 for Bestway as a distribution centre.			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		No recent relevant planning history			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
Physical Appraisal					
<b>Is the site in an area of flood risk?</b>		The site is located in Flood Zone 1, indicating minimal risk of flooding.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		The development of the site should be considerate of the residential surroundings to avoid negatively impacting the amenities for neighbouring residents. However, the site's previous use does not suggest that development would inherently result in a poorer amenity for the surrounding residents.			
<b>Would development of the site have an adverse impact on important landscape features?</b>		Given the industrial developed nature of the site and minimal landscaping, further development will not impact any important landscape features.			

# Coventry Employment Land Review

## Site Assessment Proforma

<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	While the site itself does not have any designated ecological or environmental constraints, it's crucial to note that approximately 400 meters southeast of the site lies a Local Nature Reserve known as Tile Hill Wood. Any future development plans for the site should carefully consider and assess the proximity to this reserve to ensure that ecological and environmental considerations are adequately addressed. This would involve implementing measures to mitigate potential impacts on the Local Nature Reserve, aligning with responsible and sustainable development practices.
<b>Can suitable access to the site be provided?</b>	The existing infrastructure leading to the site is strong.
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not benefit from any unique geographical or topographical features.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (18/1/2024) revealed no units to let or for sale. However, upon the site visit, it was apparent the site was abandoned.
<b>Are there any noticeable constraints on potential future development?</b>	The site has the potential to be a good employment site, but as the site is not currently in use, it is hard to note any constraints. The main consideration for potential future development would be the new residential development adjacent to the site.
<b>Is there any need for investment in the site?</b>	The site is in clear need of investment; the site is currently derelict but holds great potential.
<b>How accessible is the site?</b>	The site benefits from its proximity to the A45 within 1.8 miles East of the site. The existing access is provided by Banner Lane. This is a wide road but largely used for residential purposes.
<b>What is the condition of the site?</b>	The site is in poor condition but holds potential; the existing unit is derelict.
<b>What is the quality of the site's surroundings?</b>	The site surroundings consist of newly built housing, this is well maintained and requires no investment.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable</b>	The previous use is not sustainable, but its connectivity to



# Coventry Employment Land Review Site Assessment Proforma

<p><b>location?</b></p>	<p>the city makes it suitable for residential development. While the site's previous use might not be inherently sustainable, repurposing it for residential purposes would contribute to creating a more balanced and sustainable mix of land uses in the area. This transformation would leverage its proximity to the city while responding to the predominantly employment-focused surroundings.</p>
<p><b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b></p>	<p>The site is classified as a brownfield site, indicating that it has a history of prior development. The current use of the site implies relatively minimal implications for redevelopment.</p>
<p><b>Is the site accessible by public transport?</b></p>	<p>Just outside the site on Banner Lane is a bus stop offering services 14 and 6A, which provide direct access into Coventry City Centre within 35 minutes.</p>
<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>Given the brownfield nature of the site and the existing industrial use, further development would likely have a limited impact on the local environment and biodiversity. Although the local nature reserve should be taken into consideration</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>While currently not in use, the site holds significant potential to align with the growth sectors and industries outlined in the Council's Economic Development Strategy. Its strategic location and available space make it suitable for providing quality jobs and workplaces, supporting the economic development goals outlined in the strategy. The absence of current occupation provides an opportunity for adaptive and purposeful development that can align with the evolving needs of the local economy and employment landscape.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>While the site could be repurposed for residential use, it's important to consider its strategic location and proximity to recent developments. Residential use could contribute to the overall development goals of the area, fostering community growth and meeting housing demands.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment</b></p>	<p>The site benefits from its proximity to Warwick University, situated 3 miles south. This provides access to a potential labour force with diverse skills and qualifications. Additionally, being located within a residential area could</p>

## Coventry Employment Land Review Site Assessment Proforma

<p><b>development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>foster community engagement and local workforce development. Collaborative initiatives with educational institutions and training facilities can further enhance the site's potential for future employment development, ensuring a skilled and qualified workforce to support the site's growth.</p>
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# Coventry Employment Land Review Site Assessment Proforma

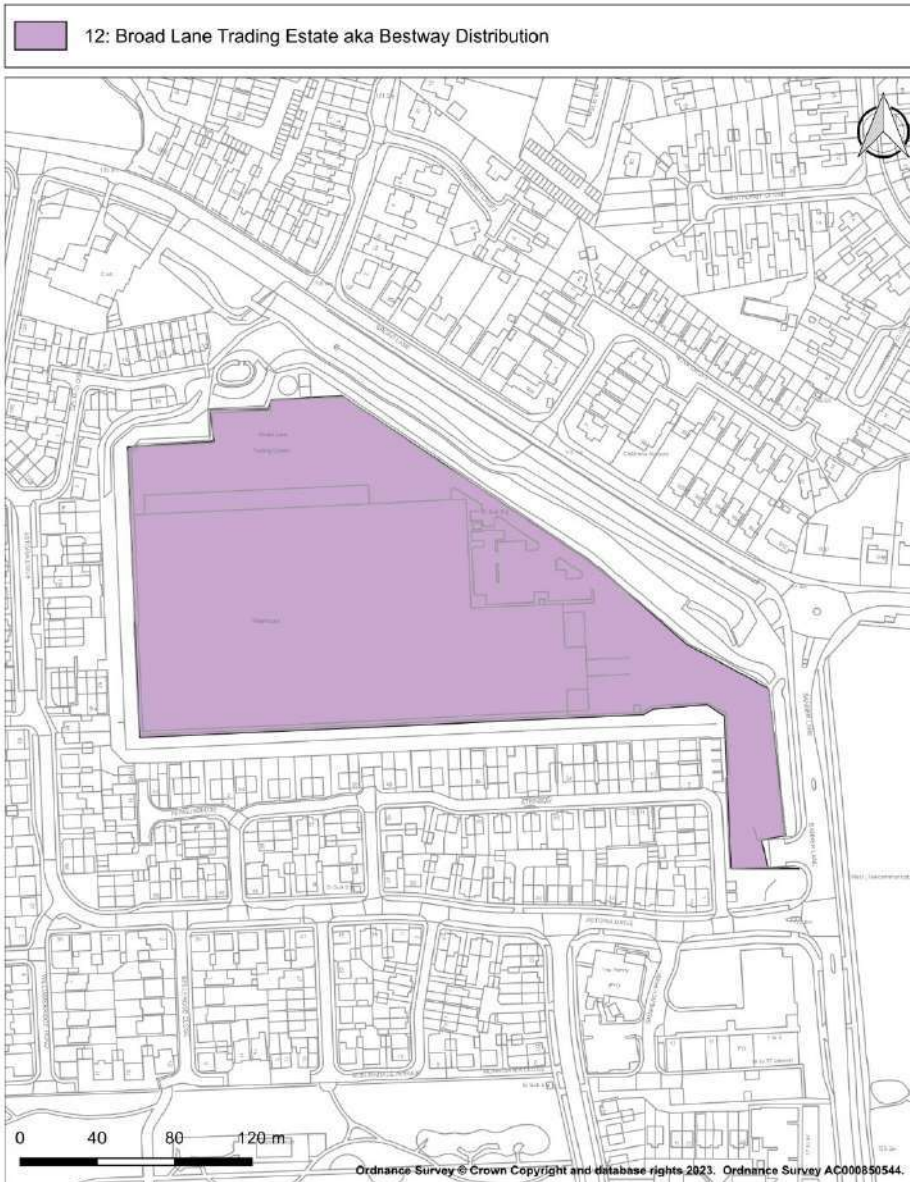
## Site Photographs




*The site is abandoned could not be accessed.*

# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF D02.12	Drawn PMG	<b>STRATEGIC PLANNING RESEARCH UNIT</b>  Strategic Planning Research Unit
	SCALE 1:2,500 @ A4	DRAWN NO W55326	Checked KW	
PROJECT Employment Land Review	DRAWN TITLE Employment Sites		Ground floor v1 - Velocity Central Street, Sheffield, S1 4BY t 0114 228 9190 e sheffield@slpconsultants.co.uk <small>© Crown copyright and database rights 2023. Ordnance Survey 100019388</small>	

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	13	<b>Site Name</b>	<i>Broad Street Industrial Estate</i>		
<b>Area (ha)</b>	1.95	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Broad Street Industrial Estate, CV6 5BE			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		The site, classified as Class B2 within a mixed-use area just off Broad Street, amidst a primarily residential neighbourhood. Surrounded and within the site are community spaces like a library, community hub, church, and mosque. The location offers direct access to Foleshill Road, facilitating easy travel to the City Centre just 1.2 miles South.			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		No recent relevant planning history			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	116 Broad St, Coventry CV6 5BG	All Nations Centre	Mosque	Class F1	
	112 Broad St, Coventry CV6 5AZ	Richmond Hydro Chem	Water Treatment Supplier	Class A	
	110 Broad St, Coventry CV6 5AZ	O'Flanagan James Ltd	Property Development	Class B2	
	Broad St, Coventry CV6 5AX	CVR&C company	Vehicle Repair	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

	Broad St, Coventry CV6 5AX	Sunbelt Tool Hire	Tool Rental	Class E	
	Broad St, Coventry CV6 5AX	KM Tyres	Tyre Fitter	Class B2	
	Broad St, Coventry CV6 5AX	Christ Champions Church	Church	Class F1	
	Broad St, Coventry CV6 5AX	Pro-Service Motorcycle Repairs	Motorbike Repair	Class B2	
	Broad St, Coventry CV6 5AX	Kustom Kampers	Vehicle Rental	Sui generis	
	Broad St, Coventry CV6 5AX	A Star	Vehicle Repair	Class B2	
	Broad St, Coventry CV6 5AX	White SQ Ltd	Wholesaler	Class B8	
	Broad St, Coventry CV6 5AX	Bounceroos Bouncy Castle Hire	Bouncy Castle Hire	Sui generis	
	Broad St, Coventry CV6 5AX	Cab Direct Used Taxis	Car Dealer	Sui generis	
	Broad St, Coventry CV6 5AX	Binley Woods Service Centre Foleshill	Auto Electrical Service	Class B2	
	Broad St, Coventry CV6 5AX	Rideworks	Manufacturer	Class B2	

**Physical Appraisal**

# Coventry Employment Land Review Site Assessment Proforma

<b>Is the site in an area of flood risk?</b>	The site is located in Flood Zone One, indicating minimal flood risk.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	The development of the site could potentially impact neighbouring residents' amenities, given the proximity to community spaces. This is depending on factors like increased traffic, changes in the area's character, and noise levels. Careful planning and community engagement are crucial to mitigate these impacts and ensure that any development maintains or enhances the quality of life for nearby residents.
<b>Would development of the site have an adverse impact on important landscape features?</b>	The site does not benefit from any important landscape features.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site currently does not face any statutory environmental or ecological constraints.
<b>Can suitable access to the site be provided?</b>	The biggest constraint to the current access is the parking provisions, if this is improved the site access would be a lot more suitable
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not have any geographical or topographical features on the site.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	The site currently has one potential vacant unit, although during a desk-based search (2/1/2023) no sites were reported to let or for sale.
<b>Are there any noticeable constraints on potential future development?</b>	The site faces notable constraints that could impact potential future development. Its size, shape, and surrounding buildings pose significant limitations. The relatively small area and existing units present minimal opportunity for expansion. There is potential to expand into the yards, however these are currently in use by the current occupiers. Additionally, the site's shape is restrictive, divided by the presence of a church and residential surroundings. These factors collectively impede the scope for substantial development or reconfiguration on the site.
<b>Is there any need for investment</b>	The site is not in immediate need for investment, but it

# Coventry Employment Land Review

## Site Assessment Proforma

<b>in the site?</b>	would be beneficial to invest in better parking provisions to help reduce the strain on accessibility.
<b>How accessible is the site?</b>	The sites accessibility would be improved with better parking provisions, the current access to the site is satisfactory. Broad street is a wide road and leads to Foleshill Road, offering direct access to the City Centre.
<b>What is the condition of the site?</b>	The sites current condition is satisfactory, the units are functional and there is no noticeable negative impacts from the current use. The site does suffer from poor parking provisions however.
<b>What is the quality of the site's surroundings?</b>	The surrounding area of the site is in relatively good condition, some nearby buildings have undergone gentrification like the Borad Street Meeting Hall. There are no obvious investment needs in the immediate surroundings
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The sites proximity to the City Centre make it more sustainable, however the sustainability is weakened by the neighbouring amenities and residential dwellings. Any further development could impact these
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	Given the site is already developed, the site is considered brownfield. The current use means it is likely to have a minimal impact on the redevelopment process.
<b>Is the site accessible by public transport?</b>	Roughly 0.2 miles West of the site is a bus stop, this offers the services 20B, 20 and 148 which offer direct access to the City Centre within roughly 10 minutes.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Further development of the site is not expected to significantly impact the local environment and biodiversity due to its industrial nature.
<b>How well does the site align with the growth sectors and industries identified in the</b>	The site aligns with the growth sectors and industries emphasised in the Council's Economic Development



# Coventry Employment Land Review Site Assessment Proforma

<p><b>Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>Strategy, specifically in its suitability for manufacturing and industrial uses, falling under Class B2 and Class B8 usage, a need identified in the Council's 2022 strategy. The existing features and infrastructure on the site complement and bolster this sector, making it an attractive choice for the intended development highlighted in the economic development strategy.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>Alternative uses for the site, beyond employment, might include residential development, considering the surrounding residential context. However, the site's shape poses challenges for this purpose, making substantial residential development difficult without significant infrastructure changes. Nonetheless, if feasible, incorporating residential dwellings could contribute to the area's development goals by addressing housing needs in the vicinity, potentially enhancing community diversity, and accommodating the growing residential demand.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site's employment development could face challenges due to accessibility issues, potentially impacting the proximity to a skilled workforce. Coventry College, located 1.8 miles south, offers educational support for workforce development. However, addressing transportation challenges may be necessary to tap into this skilled labour pool. Collaborating with Coventry College could facilitate tailored training programs to meet specific employment needs in the area.</p>

# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF	Drawn PMG	<b>STRATEGIC PLANNING RESEARCH UNIT</b>  Strategic Planning Research Unit Ground Floor V1 - Welboly Tenter Street, Sheffield, S1 4BY t 0114 238 9190 e sheffield@apccconsultants.co.uk
	SCALE 1:2,500 @ A4	DRWG NO. D02.13	Checked KW	
PROJECT Employment Land Review	DRWG TITLE Employment Sites	<small>© Crown Copyright and database rights 2023. Ordnance Survey AC000850544.</small>		

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	14	<b>Site Name</b>	<i>Burnsall Road Industrial Estate</i>		
<b>Area (ha)</b>	13	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Burnsall Road Industrial Estate, CV5 6SP			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		<p>The site offers a mix of office and industrial units, contributing to the vibrant economic landscape of the area. Located in Fletchworth Gate along Burnsall Road, the site benefits from its strategic position, being only 0.2 miles south of the A45, ensuring excellent accessibility. The site comprises various businesses, including telecommunications, manufacturing, and offices, creating a dynamic employment hub. With a mix of quality office spaces and industrial units, the site caters to diverse business needs. Proximity to Warwick University, 0.8 miles south, enhances access to a skilled labour force. While the site showcases mixed conditions, there's potential for redevelopment, particularly in optimising the office space for medium-sized units or community amenities.</p>			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		No recent relevant planning history			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
3	Bow Ct, Fletchworth Gate, Coventry CV5 6SP	Specsavers	Opticians	Class E	
4	Bow Ct, Fletchworth Gate,	PBX Housing	Telecommunications	Class E	

# Coventry Employment Land Review Site Assessment Proforma

	Coventry CV5 6SP				
5	Bow Ct, Fletchworth Gate, Coventry CV5 6SP	Brookson financial	Accountants	Class E	
6	Bow Ct, Fletchworth Gate, Coventry CV5 6SP	Angel Business Communications	Publisher	Class E	
7	Bow Ct, Fletchworth Gate, Coventry CV5 6SP	International Research Consultants	Office	Class E	
8, 9	Bow Ct, Fletchworth Gate, Coventry CV5 6SP	Dombracht UK	Manufacturer	Class B2	
10	Bow Ct, Fletchworth Gate, Coventry CV5 6SP	Utility Team Trading	Office	Class E	
11	Bow Ct, Fletchworth Gate, Coventry CV5 6SP	Provident Personal Credit	Financial Management	Class E	
12	Bow Ct, Fletchworth Gate, Coventry CV5 6SP	International Research Consultants	Office	Class E	
13	Bow Ct, Fletchworth Gate, Coventry	Voiceflex	Telecoms	Class E	

# Coventry Employment Land Review Site Assessment Proforma

	CV5 6SP				
14	Bow Ct, Fletchworth Gate, Coventry CV5 6SP	Contemporary Controls	Designers	Class E	
	Fletchworth Gate, Coventry CV5 6SP	Clayton VS Ltd	HVAC Contractor	Class B2	
	Fletchworth Gate, Coventry CV5 6SP	AVL	Telecommunications	Class E	
	Fletchworth Gate, Burnsall Rd, Coventry CV5 6SP	Clayton Classics	Car Dealer	Sui generis	
	Burnsall Rd, Coventry CV5 6BT	Whitefurze Ltd	Plastic Fabrication	Class B2	
	Burnsall Rd, Coventry CV5 6RT	Liberty Pressing Solutions	Metal Supplier	Class B2	
	Cateswell House, Sir Henry Parkes Rd, Coventry CV5 6TA	159 Regt RLC	Military Base	Class C2A	
	Burnsall Rd, Coventry CV5 6BU	Dorman Hill Ltd	Electrical Engineering	Class B2	
	Burnsall Rd, Coventry CV5 6BU	Grab Management Services Ltd	Tool Manufactuer	Class B2	
	Burnsall Rd, Coventry	T&F	Steel Supplier	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

	CV5 6BU				
	Burnsall Rd, Coventry CV5 6BU	Alan Heath & Sons Bathrooms	Bathroom Supplier	Class E	
	Burnsall Road Industrial Estate, Coventry CV5 6BU	Ledison Lighting	Lighting Shop	Class E	
	Burnsall Road Industrial Estate, Coventry CV5 6BU	Toe2Toe Gym	GYM	Sui generis	
	Burnsall Road Industrial Estate, Coventry CV5 6BU	BHE Refrigeration	Refrigeration repair service	Class B2	

## Physical Appraisal

<b>Is the site in an area of flood risk?</b>	The site is located in Flood Zone 1, indicating minimal risk of flooding.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	In its current state, the site's development is not likely to result in a poor level of amenity for neighbouring residents. The existing developed nature of the site, coupled with the lack of on-site amenities in its current use, suggests that any further development within the site's parameters is unlikely to adversely impact the amenity levels for the surrounding residents.
<b>Would development of the site have an adverse impact on important landscape features?</b>	Given the industrial-developed nature of the site and minimal landscaping, further development will not impact any important landscape features.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological</b>	The site has no designated ecological or environmental constraints, and there are no such sites within a two kilometre radius of the location. Therefore, development on the site is not expected to have an adverse impact on any designated sites or areas of environmental or



# Coventry Employment Land Review Site Assessment Proforma

<b>significance?</b>	ecological significance.
<b>Can suitable access to the site be provided?</b>	The current access to the site is average; it is functional for the site's current use.
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not benefit from any unique geographical or topographical features.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (17/1/2024) revealed 6 office units to let (various sizes) and 1 industrial unit 250 sqm. The site visit confirmed several vacant units on site.
<b>Are there any noticeable constraints on potential future development?</b>	The site exhibits a mix of challenges and opportunities for potential future development. While the existing units lack the height to accommodate mezzanine floors, limiting expansion within the current structures, there is a noteworthy number of vacancies in the office units. This vacancy trend indicates a potential lack of demand for specific types of spaces, presenting an opportunity to repurpose or redevelop these office units to better align with market needs and optimise the site's overall functionality. Careful consideration of these factors can inform a strategic approach to future development on the site.
<b>Is there any need for investment in the site?</b>	The site is incredibly mixed; it would benefit from investment in the units to modernise them and redevelopment of the office portion of the site, as it is clear these are not in demand in this area.
<b>How accessible is the site?</b>	The site is easily accessible, primarily through Burnsall Road, which is wide and accommodates vehicles of all sizes. This road, while shared with a residential area, provides smooth access to the site. Additionally, the site enjoys proximity to the A45, located just 0.2 miles south, enhancing its accessibility and connectivity to major transportation routes.
<b>What is the condition of the site?</b>	The site exhibits a mixed condition, with the office portion being of relatively good quality; however, there appears to be limited demand for office space in the area. The quality of the industrial units varies; overall, the site's infrastructure is deemed satisfactory.
<b>What is the quality of the site's</b>	The site's surroundings display an average quality with no immediate need for investment, indicating a satisfactory

# Coventry Employment Land Review Site Assessment Proforma

<b>surroundings?</b>	condition in the immediate environment.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site's sustainability is positively influenced by its proximity to the A46, enhancing accessibility and connectivity. However, it faces challenges in terms of sustainability due to the mixed quality of the units, suggesting potential improvements or redevelopment for better environmental performance.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	Given the brownfield nature of the site and the existing industrial use, further development would likely have a limited impact on the local environment and biodiversity.
<b>Is the site accessible by public transport?</b>	The site enjoys excellent accessibility via public transport. A bus stop located 0.2 miles west on Prior Deram Walk offers the service 18, providing a convenient 24-minute journey to the city centre. Additionally, the site is well-served by Canley Station, situated in the northeast corner, offering a quick 12-minute transit to the city centre. This accessibility enhances the site's appeal for businesses and commuters alike.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Given the brownfield nature of the site and the existing industrial use, further development would likely have a limited impact on the local environment and biodiversity.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b>	Hosting a diverse mix of businesses, including telecommunications, manufacturing, financial management, and others, the site contributes to a dynamic and varied economic landscape. Its strategic location near major transportation routes, including the A45, enhances accessibility, supporting economic growth. While the site's existing features and infrastructure may need adjustments to meet evolving demands, the presence of established businesses like Specsavers and PBX Housing reflects its suitability for various economic activities.
<b>Are there alternative uses for the site, apart from employment, that</b>	The primary and most suitable use for the site is employment. However, there is a distinct opportunity to

# Coventry Employment Land Review Site Assessment Proforma

<p><b>could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>explore the redevelopment of the office portion of the site. Given the existing industrial character of the surroundings, residential use might not be appropriate, but the office space could potentially provide amenities to the site and the surrounding residential area. Alternatively, repurposing the office space to accommodate more medium-sized units aligns with the identified need in the area, contributing to the overall development goals by addressing specific market demands. Careful consideration of these alternatives ensures that the site remains in harmony with the economic and developmental objectives of the region.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site enjoys proximity to a readily available and skilled labour force, with connectivity to the city centre and the added advantage of being only 0.8 miles south of Warwick University. This strategic location enhances access to a pool of individuals with diverse skills and qualifications, supporting potential further employment development on the site. Additionally, the presence of Warwick University in proximity provides opportunities for collaboration and access to educational and training facilities, contributing to workforce development in the area.</p>

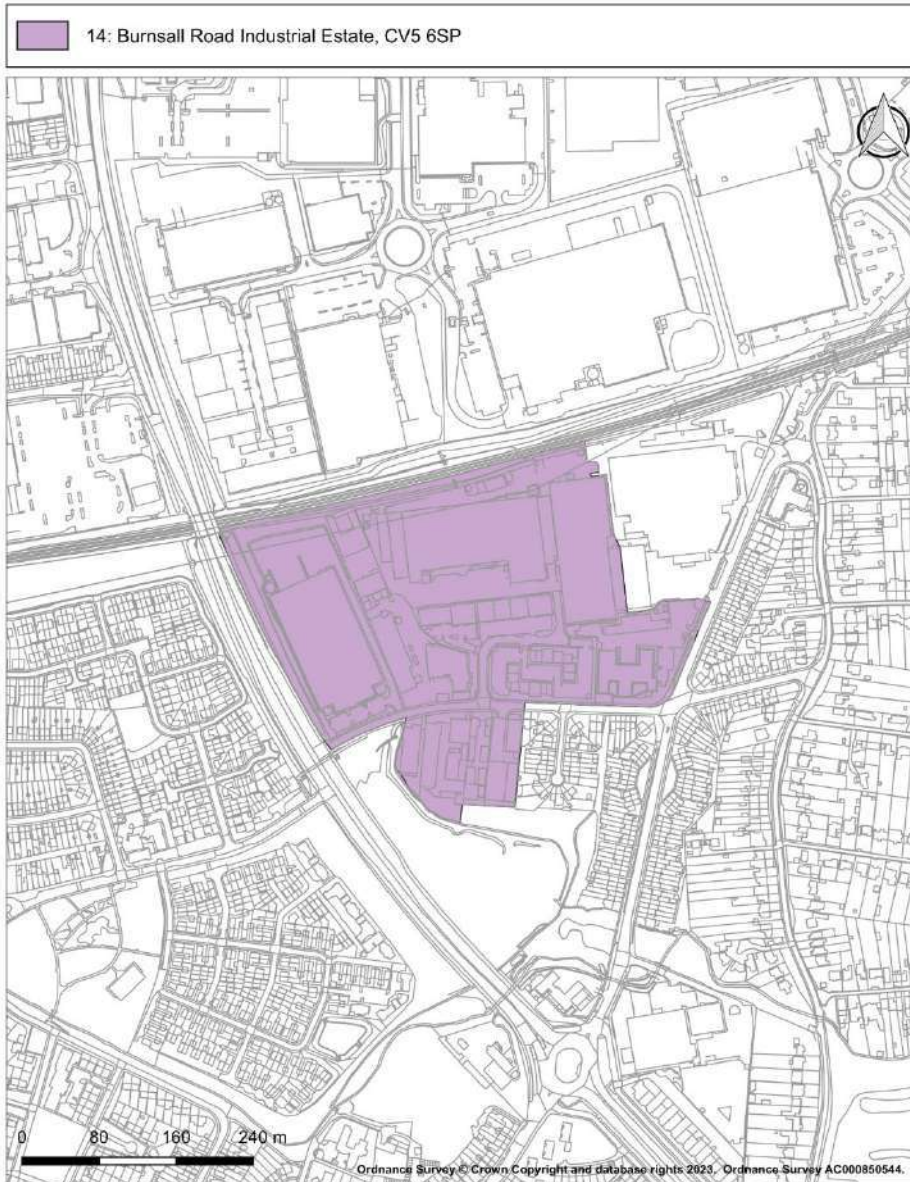
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b>  Strategic Planning Research Unit
	SCALE 1:5,000 @ A4	DRAWG NO D02.14	Checked KW	
PROJECT Employment Land Review	JOB NO WA5326	DRWG TITLE Employment Sites	Ground Floor, V1 - Velocity Rankin Street, Sheffield, S1 4BY t: 0114 228 9190 e: sheffield@dipconsultants.co.uk	

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	15	<b>Site Name</b>	Carlton Road		
<b>Area (ha)</b>	1.8	<b>Source</b>	Local Plan Housing allocation		
<b>Address / Location</b>		Carlton Road, CV6 7FL			
<b>Site Allocation / Policy Reference (if relevant)</b>		Policy H2:16 – Housing Allocation			
<b>Description of Site and Surrounding Area</b>		This site comprises four industrial units: a large vacant one, a medium-sized unit operating as a bakery, and two smaller ones utilised as a warehouse and a textiles factory. Positioned adjacent to the Coventry Canal, it's flanked by residential dwellings and a Hindu temple. Additionally, its proximity to the A444 enhances accessibility.			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		No recent relevant planning History			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Sury House, Carlton Rd, Coventry CV6 7FL	Besp-Oak Furniture Warehouse	Warehouse	Class B8	
	Sury House, Carlton Rd, Coventry CV6 7FL	Beacon Trimmings LED	Textiles factory	Class B2	
	1 Carlton Rd, Coventry CV6 7FL	Durabuild (Vacant)	Vacant industrial building	N/A	
	363 Old Church Rd, Coventry CV6 7DT	Windmill Bakery (Coventry) Ltd	Wholesale bakery	Class E	
Physical Appraisal					

# Coventry Employment Land Review

## Site Assessment Proforma

<b>Is the site in an area of flood risk?</b>	The site is located in flood zone one, indicating minimal flood risk.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	The site borders residential dwellings but is presently used for employment purposes; further development might not significantly impact the existing amenities for neighbouring residents but it should be a consideration.
<b>Would development of the site have an adverse impact on important landscape features?</b>	The site does not benefit from any important landscape features.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site currently does not face any statutory environmental or ecological constraints. However, any future development should consider the adjacent canal to ensure minimal disruption to the surrounding ecosystem.
<b>Can suitable access to the site be provided?</b>	The current access to the site is poor, the infrastructure has been built for residential units rather than industrial purposes
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not have any geographical or topographical features on the site.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	From the site visit it was apparent the old Durabuild building is vacant. A desk-based search (20/12/2023) revealed no units are advertised for sale or to let on the site.
<b>Are there any noticeable constraints on potential future development?</b>	The site's primary constraint is the three adjacent properties adjacent to the site. Careful consideration would be necessary when planning any future development due to these properties. However, the vacant unit presents a promising opportunity for development or redevelopment.
<b>Is there any need for investment in the site?</b>	The site clearly needs investment; the infrastructure and units are of poor quality and would benefit from updating.
<b>How accessible is the site?</b>	The site's accessibility is restricted. It primarily relies on Carlton Road, which connects to B4082, providing access to the A444, situated approximately 0.4 miles away from the site. The surrounding infrastructure is primarily designed for residential use, contributing to limited access.
<b>What is the condition of the site?</b>	The site's overall condition is poor, particularly the southern

# Coventry Employment Land Review Site Assessment Proforma

	section featuring the largest unoccupied unit. This area significantly impacts the site's condition.
<b>What is the quality of the site's surroundings?</b>	The site's overall condition is poor, particularly the southern section featuring the largest unoccupied unit. This area significantly impacts the site's condition.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site benefits from proximity to B4082, yet its overall sustainability as a location is limited due to the proximity to residential areas.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	Given the site's developed industrial nature, there is a likelihood that some parts of the land may be contaminated, which could restrict immediate construction or development activities. Remediation processes might be necessary to address any existing contamination before the site becomes suitable for further construction or development.
<b>Is the site accessible by public transport?</b>	The nearest bus stop to the site is located 0.2 miles west of the site on Foleshill Road; this offers bus services 20, 20B and 148. The journey takes roughly 10 minutes to access Coventry City Centre.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Further development might not significantly impact the environment. However, considering the Coventry Canal's biodiversity is essential in any further development. Rewilding near the vacant building is present; any development should balance this loss with additional landscaping efforts.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b>	The site aligns with the growth sectors and industries emphasised in the Council's Economic Development Strategy, specifically in its suitability for manufacturing and industrial uses, falling under Class B2/B8 usage, a need identified in the council's 2022 strategy. The existing features or infrastructure on the site complement and bolster this sector, making it an attractive choice for the intended development highlighted in the economic development strategy.
<b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall</b>	The site could potentially transition into residential use, leveraging the existing infrastructure and surrounding environment. This shift aligns with the area's development goals by accommodating housing needs and utilising the



# Coventry Employment Land Review Site Assessment Proforma

<p><b>development goals of the area?</b></p>	<p>established surroundings.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site has favourable connections to public transport and the A444, likely ensuring access to a skilled labour force. Additionally, Coventry College, situated just 3 miles away, offers further development and training opportunities, supporting workforce needs for potential endeavours.</p>

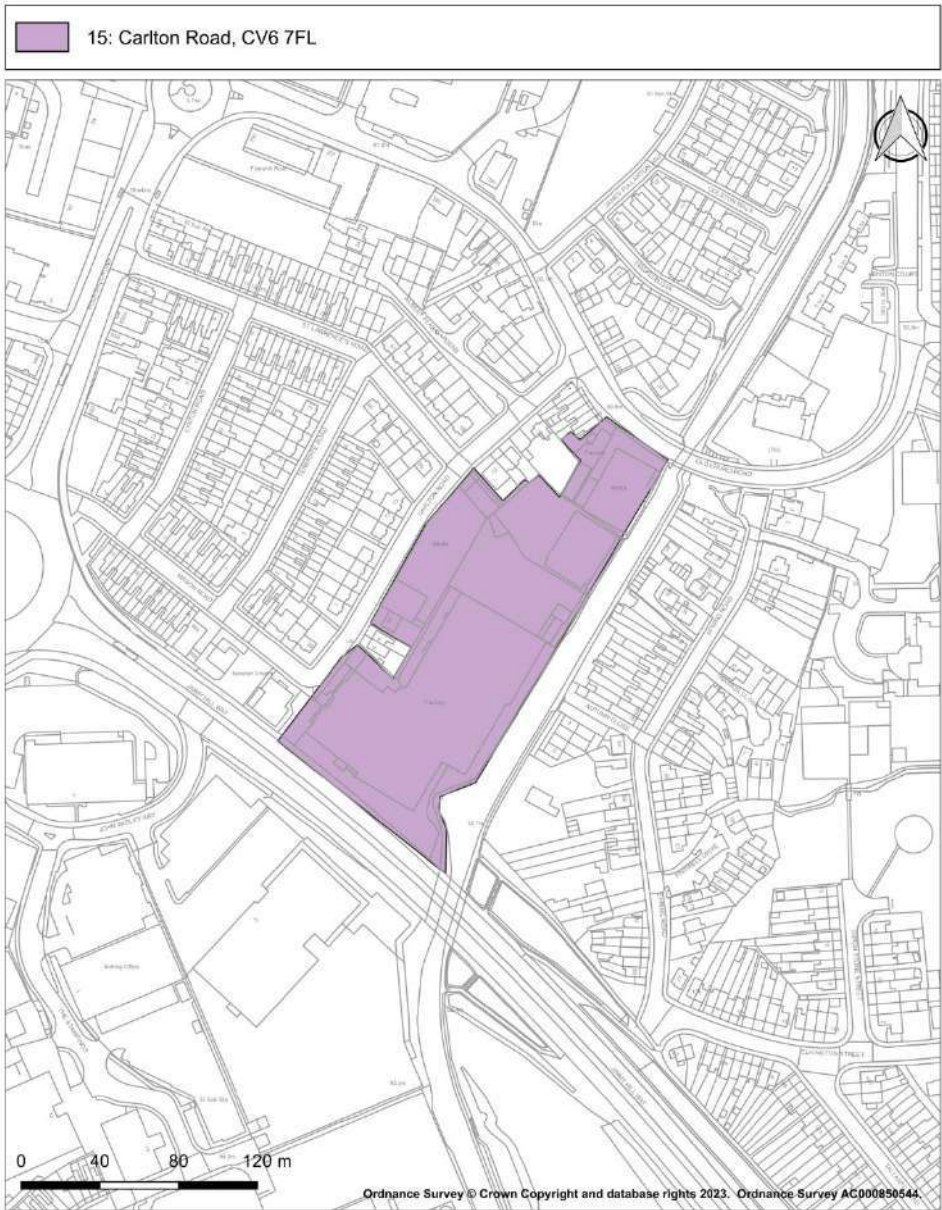
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	DS REF	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b>  Strategic Planning Research Unit
	SCALE 1:2,500 @ A4	DRWG NO. D02.15	Checked KW	
PROJECT Employment Land Review	DRWG TITLE Employment Sites	Ground Floor V1 - Velocity Jenner Street, Sheffield, S1 4BY t 0114 228 9190 e sheffield@dipconsultants.co.uk <small>© Crown Copyright or Authorised Data Suppliers, Leeds, London, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023</small>		

# Coventry Employment Land Review Site Assessment Proforma

Site Information						
<b>Site Ref.</b>	16	<b>Site Name</b>	Central City Industrial Estate			
<b>Area (ha)</b>	8	<b>Source</b>	HELAA Submission for retention			
<b>Address / Location</b>		Red Lane, CV6 5RY				
<b>Site Allocation / Policy Reference (if relevant)</b>		F005-23 – Retention of land for employment				
<b>Description of Site and Surrounding Area</b>		<p>Located along Red Lane, this industrial estate is predominantly comprised of small units, with some units amalgamated to form larger spaces similar to Bybox and NP Aerospace LTD. Accessed from Red Lane and conveniently situated with direct access to the A444 just 0.2 miles Northeast, the site boasts good connectivity. Although visibly aged, the units are well-maintained, ensuring practical and orderly surroundings. The immediate vicinity includes another employment site to the West, contributing to the industrial landscape, alongside residential dwellings for a mix of land uses in the area.</p>				
<b>Landowner(s) (if known)</b>		Unknown				
<b>Recent Relevant Planning History</b>		<p>FUL/2019/0055 – Approved - Renovation of building, including facade materials for the main unit, over-cladding the existing roof, new loading doors and demolition of a smaller unit</p> <p>FUL/2020/0592 – Approved - The provision of 3 new loading doors to the southern elevation of Unit A</p>				
Current Site Occupiers						
Unit Ref.	Address	Occupier (or 'vacant')		Business Type	Use Class	Footprint
1-2	Central City Industrial Estate, Red Ln, Coventry CV6 5RY	Electrical Centre		Supplier	Class B8	
3-4	Central City Industrial Estate, Red	GSF Parts	Car	Supplier	Class B8	

# Coventry Employment Land Review Site Assessment Proforma

	Ln, Coventry CV6 5RY				
5	Central City Industrial Estate, Red Ln, Coventry CV6 5RY	Sign Express	Manufacturer	Class B2	
6	Central City Industrial Estate, Red Ln, Coventry CV6 5RY	Coventry Safe Deposit Centre	Safe Supplier	Class B8	
7-8	Central City Industrial Estate, Red Ln, Coventry CV6 5RY	MRM Auto Centre	Vehicle Repair Shop	Class B2	
9-12	Central City Industrial Estate, Red Ln, Coventry CV6 5RY	Spindle Services LTD	Engineering	Class B2	
13	Central City Industrial Estate, Red Ln, Coventry CV6 5RY	NP Aerospace LTD	Manufacturer	Class B2	
14	Central City Industrial Estate, Red Ln, Coventry CV6 5RY	Comfort Temperature Solutions LTD	Air conditioning contractor	Class B2	
15	Central City Industrial Estate, Red	Pixfab Enterprises	Fabricator	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

	Ln, Coventry CV6 5RY	LTD			
16	Central City Industrial Estate, Red Ln, Coventry CV6 5RY	Commtech/ Hardware express	Car part supplier	Class B8	
17	Central City Industrial Estate, Red Ln, Coventry CV6 5RY	ACD Engineering LTD	Engineering	Class B2	
18	Central City Industrial Estate, Red Ln, Coventry CV6 5RY	AMC Photographics	Printing	Class B2	
19-21	Central City Industrial Estate, Red Ln, Coventry CV6 5RY	The Networking Team	Security provider system	Class B8	
22	Central City Industrial Estate, Red Ln, Coventry CV6 5RY	Midland Machine	Engineering	Class B2	
23-24	Central City Industrial Estate, Red Ln, Coventry CV6 5RY	Jasper's Catering	Catering	Class E	
1,2,4 & 5	Central City Industrial Estate, Red	Bybox	Technology supplier and manufacturer	Class B2/ Class B8	

# Coventry Employment Land Review Site Assessment Proforma

	Ln, Coventry CV6 5RY				
3	Central City Industrial Estate, Red Ln, Coventry CV6 5RY	NP Aerospace LTD	Manufacturer	Class B2	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is located in Flood Risk Zone 1, indicating a low risk of flooding despite its close proximity to the Coventry canal.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		Development of the site is expected to have a minimal impact on the amenities enjoyed by neighbouring residents. The site currently lacks specific amenities and is utilised for a purpose that does not inherently generate significant disruptions, so the overall impact will likely be minimal.			
<b>Would development of the site have an adverse impact on important landscape features?</b>		The site does not have any significant landscape features; the landscaping on the site is minimal, so any further development is unlikely to impact this.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		There are no statutory environmental or ecological constraints within or in close proximity to the site. However, the site does border Coventry Canal, which needs to be considered in any further development.			
<b>Can suitable access to the site be provided?</b>		The existing access to the site is strong; it does not require improvements.			
<b>Are there any unique geographical or topographical features at the site?</b>		The site does not benefit from any unique geographical or topographical features.			
<b>Market Appraisal</b>					
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>		A desk-based search (15/1/2024) revealed there are no properties listed to let or for sale within the site. However, on the site visit the board displaying the occupiers had 3 blank units, it was unclear if these units were occupied.			
<b>Are there any noticeable</b>		The most significant constraint on the site's potential future			

# Coventry Employment Land Review

## Site Assessment Proforma

<p><b>constraints on potential future development?</b></p>	<p>development is its proximity to Coventry Canal. The site is confined to the shape of the canal, limiting expansion options. The existing units already occupy the majority of the available space. The only potential area for expansion is within the car park of the site, which, while offering a possibility for growth, is also considered one of the main strengths of the site.</p>
<p><b>Is there any need for investment in the site?</b></p>	<p>The site is in good condition, indicating no immediate need for investment.</p>
<p><b>How accessible is the site?</b></p>	<p>The site is notably accessible, being accessed by Red Lane, which in turn connects to the A444 within a mere 0.2 miles of the site. This proximity to a major road network enhances connectivity. Moreover, the site itself demonstrates good accessibility, with wide roads and robust parking provisions. These features facilitate smooth vehicular movement, comfortably accommodating vehicles of various sizes along the road. Overall, the site's location and infrastructure contribute positively to its accessibility.</p>
<p><b>What is the condition of the site?</b></p>	<p>The site's condition is strong; whilst the units are visibly dated, they are well-maintained and remain functional.</p>
<p><b>What is the quality of the site's surroundings?</b></p>	<p>Aside from the adjoining employment site, the site surroundings indicate no immediate need for investment.</p>
<p><b>Sustainable Development Factors</b></p>	
<p><b>Is the site in a sustainable location?</b></p>	<p>The site is positioned in a relatively sustainable location, deriving benefits from its proximity to the A444, enhancing overall connectivity. However, the site's adjacency to residential dwellings does introduce a potential sustainability challenge. Nevertheless, it's worth noting that the site maintains a clear boundary between the industrial park and the dwellings opposite, which helps mitigate the impact on the residential area. While there may be considerations to address the proximity to residential zones, the site's strategic location near a major road network contributes positively to its overall sustainability.</p>
<p><b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and</b></p>	<p>The site is classified as a brownfield site, indicating that it has a history of prior development. The current use of the site implies relatively minimal implications for redevelopment. However, it is crucial to note that if the site has historical ties to manufacturing, there is a potential risk of land contamination that should be carefully assessed</p>



# Coventry Employment Land Review Site Assessment Proforma

<p>redevelopment?</p>	<p>and addressed during any redevelopment efforts.</p>
<p><b>Is the site accessible by public transport?</b></p>	<p>0.1 miles east of the site on Swan Lane, the service 22 offers direct access to Coventry City Centre within roughly 9 minutes.</p>
<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>While further development of the site is unlikely to significantly impact biodiversity within its confines due to limited landscaping, careful consideration must be given to potential effects on the Coventry Canal surroundings. To address this, developers should conduct thorough ecological surveys, designate green buffer zones along the canal, preserve existing habitats, and incorporate measures like vegetative screening and responsible water management. If necessary, the integration of biodiversity offsetting strategies could further mitigate any potential loss. By adopting such considerations, the development can aim to minimise its environmental impact and contribute positively to the overall sustainability of the site, particularly concerning the Coventry Canal ecosystem.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The Red Lane industrial estate, with a mix of small and larger units, aligns well with Coventry City Council's Economic Development Strategy. Recent planning approvals showcase a commitment to improvement. The site is occupied by diverse businesses, including engineering and manufacturing, and supports the strategy's focus on Advanced Manufacturing &amp; Engineering. Accessibility from A444 and a sustainable location contribute to its suitability. Constraints include limited expansion due to proximity to Coventry Canal. Despite this, the site's condition and varied businesses position it favourably for economic growth, aligning with the city's development goals.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>While the Red Lane industrial estate currently serves as a strong employment site, there is potential to diversify its usage to enhance overall amenities in the area. Considering its strategic location and connectivity, introducing mixed-use elements, such as a café, could contribute significantly to the site's development goals. The addition of a café, for instance, would not only improve the working lives of individuals on the site but also create a communal space, fostering a more vibrant and collaborative environment. This approach aligns with broader development goals by enhancing the site's functionality and making it a more integrated and inclusive part of the community.</p>

## Coventry Employment Land Review Site Assessment Proforma

<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The Red Lane industrial estate is well-positioned to access a skilled labour force and support workforce development. Accessible by both public transports, specifically the service 22 bus, and the A444, the site facilitates the recruitment of skilled individuals. Approximately a mile south of the site, Coventry College adds to the accessibility, providing continued training and skill development opportunities. This advantageous location ensures a readily available pool of skilled labour and establishes the potential for ongoing education and training, aligning well with the needs of further employment development on the site.</p>
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# Coventry Employment Land Review Site Assessment Proforma

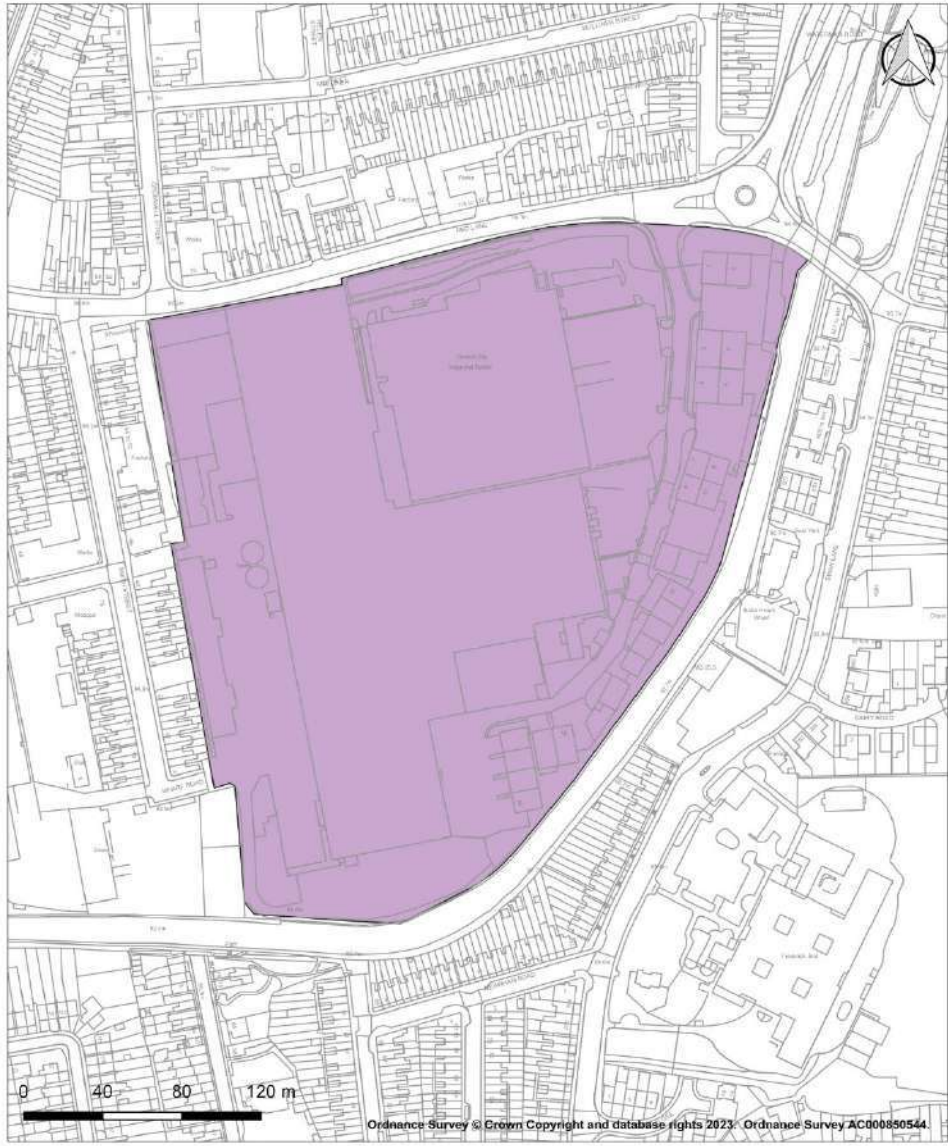
## Site Photographs




# Coventry Employment Land Review Site Assessment Proforma

## Site Plan

 16: Central City Industrial Estate, Red Lane, CV6 5RY



CLIENT Coventry City Council	DATE 04.12.2023	OS REF D02.16	Drawn PMG	 Strategic Planning Research Unit
	SCALE 1:2,500 @ A4	DRWG NO. WAS326	Checked KW	
PROJECT Employment Land Review	DRWG TITLE Employment Sites		Ground Floor V1 - Velocity Tenner Street, Sheffield, S1 4BY t: 0114 226 9190 e: sheffield@dipconsultants.co.uk	

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# Coventry Employment Land Review

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	17	<b>Site Name</b>	Charter Avenue Industrial Estate		
<b>Area (ha)</b>	17	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Charter Avenue Industrial Estate, CV4 8AW			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		<p>The site presents a mixed landscape, primarily featuring industrial activities alongside varied residential and natural surroundings. Positioned to the South is Ten Shilling Wood, a local nature reserve. Towards the North, larger industrial spaces border the site, while both Eastern and Western areas comprise residential zones, with the Western section also encompassing farmland. Although not directly linked to major road networks, the site maintains convenient proximity to the easily accessible A45, facilitating regional connectivity. This diverse mix of industrial, residential, and natural elements offers a range of potential development prospects for the site.</p>			
<b>Landowner(s) (if known)</b>		Part Owned by Coventry City Council			
<b>Recent Relevant Planning History</b>		<p>FUL/2022/1221 – Approved - Erection of rear workshop extension, replacement of existing flat roof section with monopitch roof and revised access and car parking arrangements</p> <p>FUL/2019/1125 – Approved - Erection of an extension to existing building and new car park area</p> <p>FUL/2021/1385 – Approved - Erection of a single storey extension to form storage space</p> <p>FUL/2021/2575 – Approved - Increase of entrance kerb radius</p>			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Curriers Close, Tile Hill,	Laroc (Coventry)	Engineering	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

	Coventry, West Midlands, CV4 8AW	Limited			
	Santis House, Curriers Close, Coventry CV4 8AW	SYRO Garage Doors	Supplier	Class B2/B8	
	1 Curriers Cl, Charter Avenue Industrial Estate, Coventry CV4 8AW	Coventry Plumbing & Heating Supplies	Plumbers Merchants	Class B2/B8	
	Hibberd House Curriers Close, Coventry, CV4 8AW	Lightning Fabricating & Erections Limited	Manufacturing	Class B2	
	Curriers Close, Canley, Coventry, CV4 8AW	Gallagher Power Fence (U.K.) Limited	Machinery Sales	Class B2	
	82 Curriers Close, Canley, Coventry, West Midlands CV4 8AW	Weathershield Limited Slide And Fold Limited	Manufacturing	Class B2	
	Hibberd House Curriers Close, Charter Avenue Industrial Estate,	L.F.E. Engineering Limited	Engineering	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

	Coventry, CV4 8AW				
	Bailey House Curriers Close, Charter Avenue Industrial Estate, Coventry, West Midlands CV4 8AW	C4 Logistics Limited	Logistics	Class B8	
	Units 2A And 3 Curriers Close, Canley, Coventry, West Midlands CV4 8AW	Superior Paint & Powder Coating Limited	Industrial	Class B2	
	Bailey House Curriers Close, Charter Avenue Industrial Estate, Coventry, West Midlands CV4 8AW	Chiel Construction Ltd Chiel Developments Limited	Industrial	Class B2	
	Unit 7 Curriers Close, Charter Avenue Industrial Estate, Coventry, CV4 8AW	G & J Hamptons Limited	Manufacturer	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

	First Floor Unit 2, Curriers Close Industrial Estate, Curriers Close, Canley, Coventry CV4 8AW	Euro Site Finishers Limited	Manufacturing	Class B2	
	Unit 4 Curriers Close, Charter Avenue Industrial Estate, Coventry, CV4 8AW	Top Block Ltd	Paving/Construction	Class B2	
	Atlantic House Falklands Close, Canley, Coventry, W Midlands CV4 8AW	G.D. Sports & Leisure Limited	Wholesale	Class B8	
	Unit 3 Curries Close Industrial, Estate Curries Close, Canley Coventry, West Midlands CV4 8AW	Superior Insulated Panels Limited	Industrial	Class B2	
	Curriers Close, Charter Avenue	Coventry Garage Limited	Vehicle Repairs	Class B2	



# Coventry Employment Land Review Site Assessment Proforma

	Industrial Estate, Coventry, CV4 8AW				
	Unit 4 Curriers Close, Charter Avenue Industrial Estate, Coventry, CV4 8AW	Rogers Civil Engineering Limited	Engineering	Class B2	
	Unit 9 Curriers Close, Charter Avenue Industrial Estate, Coventry, CV4 8AW	Centric Engineering Supplies Limited	Engineering	Class B2	
	Unit 15B Curriers Close, Charter Avenue Industrial Estate, Coventry, CV4 8AW	Earlsdon Motor Company Limited	Vehicle sales	Sui generis	
	Curriers Close Canley, Coventry, CV4 8AW	Inavata Limited	Machinery Hire	Class B2	
	Santis House, Curriers Close, Coventry CV4 8AW	Oldfield Accountancy & Advisory	Accountant	Class E(c)(ii)	

# Coventry Employment Land Review Site Assessment Proforma

	Unit A, Charter Avenue Industrial Estate, Curriers Cl, Charter Avenue Industrial Estate, Coventry CV4 8AW	Potenza Technology	Engineering Consultants	Class E(c)(ii)	
	6 Curriers Cl, Charter Avenue Industrial Estate, Coventry CV4 8AW	TeamSport Go Karting Coventry	Go-Cart Track	Sui Generis	
	Falkland Cl, Charter Avenue Industrial Estate, Coventry CV4 8AU	PAB Ltd	Steel Fabricator	Class B2	
	Falkland Cl, Charter Avenue Industrial Estate, Coventry CV4 8AU	Coventry Raw	Pet Food	Class E	
	Acorn House, Units 12 & 14 Falkland Cl, Charter Avenue Industrial Estate, Coventry CV4 8AU	Acorn Printing Services Ltd	Printing	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

	Charter Avenue Industrial Estate, Coventry CV4 8BD	Unipart Logistics	Logistics	Class B8	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is situated in flood zone one indicating minimal flooding risk			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		The development of the site, being adjacent to a residential area to the East, necessitates sensitivity to the needs of neighbouring residents. However, considering the site's current industrial uses, the likelihood of causing a poor level of amenity to neighbouring residents seems relatively low.			
<b>Would development of the site have an adverse impact on important landscape features?</b>		The development of the site will not significantly impact important landscape features directly. The site already benefits from landscaping, although nothing particularly unique stands out. However, it's crucial to consider biodiversity when planning any development to ensure minimal disruption to the existing ecological balance			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		As the site is free of statutory ecological and environmental constraints, any potential development might not directly impact designated sites or areas of significant ecological importance. The closest designated site is a local nature reserve, Ten Shilling Wood directly South of the site			
<b>Can suitable access to the site be provided?</b>		The site is accessible through Carriers Close off Charter Avenue, the road is wide and suitable for HGV access. The quality of the road however is questionable within the site there is a clear need for pothole repairs			
<b>Are there any unique geographical or topographical features at the site?</b>		The site lacks any distinct geographical or topographical features.			
<b>Market Appraisal</b>					
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>		A desk-based search (conducted 13/12/2023) revealed within the site there were no vacancies, the site visit confirmed this.			
<b>Are there any noticeable</b>		There are opportunities for potential future development on			

# Coventry Employment Land Review Site Assessment Proforma

<b>constraints on potential future development?</b>	the site, through the expansion of existing units or introducing smaller additional units. However, notable considerations include the rewinding between and around some of the units, it is important to consider the impacts on the areas for biodiversity. Additionally, parking provisions should be a significant consideration, as past issues have highlighted parking shortages.
<b>Is there any need for investment in the site?</b>	Investment in the site would be beneficial, particularly in updating the buildings and addressing parking provisions. Enhancing the infrastructure and facilities, including modernising the buildings, would improve the site's overall functionality and visual appeal.
<b>How accessible is the site?</b>	The site's accessibility relies on Curriers Close, accessed from Charter Avenue. While the site does not directly connect to major road networks, the A45 is approximately 2 miles East, providing regional connectivity. However, the current infrastructure quality, notably the roads and parking, is subpar, presenting challenges in accessibility. There's a clear necessity for investment to improve roads and parking facilities, as this directly impacts ease of access to the site, enhancing its connectivity to surrounding areas and major road networks.
<b>What is the condition of the site?</b>	The overall condition of the site is relatively poor, despite functional and adequately maintained individual units. Significant investment is required, especially in infrastructure, notably the roads and parking facilities. The roads are in poor condition, impacting accessibility, and parking provisions are inadequate, leading to cars being parked directly on the roads. Addressing these infrastructure shortcomings is crucial to improve the overall condition and functionality of the site.
<b>What is the quality of the site's surroundings?</b>	The site's surroundings can be average, primarily comprising residential areas that fulfil their intended purpose. The quality of infrastructure stands out, such as Tile Hill train station, which is located approximately 100 meters to the site's northwest.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site's location holds aspects of sustainability due to its proximity to public transport, like the nearby train station.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so,</b>	The site appears to have been previously developed so it is therefore a brownfield site.

# Coventry Employment Land Review Site Assessment Proforma

<p><b>what implications would the site's previous development status have on its potential use and redevelopment?</b></p>	
<p><b>Is the site accessible by public transport?</b></p>	<p>The public transportation links from the site are very strong, Tile Hill train station is roughly 100 meters Northwest of the site and offers a direct route to Coventry City Centre. Likewise, the nearest bus stop is around 0.1 miles south of the site on Cromwell Lane, the bus service 18 offers a direct route to the city centre.</p>
<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>Further development could significantly impact the local environment and biodiversity due to rewilding on the site. Mitigation involves better landscaping to counteract potential biodiversity loss. Development plans must also consider Ten Shilling Wood Nature Reserve to the south, ensuring minimal disturbance and implementing conservation practices to mitigate environmental impact.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site aligns with the growth sectors and industries emphasised in the Council's Economic Development Strategy, specifically in its suitability for manufacturing and industrial uses, falling under Class B2/B8 usage, a need identified in the council's 2022 strategy. The existing features or infrastructure on the site complement and bolster this sector, making it an attractive choice for the intended development highlighted in the economic development strategy.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>Residential development is a viable alternative use for the site, given its surroundings and contributing to the area's development goals. Utilising the space for residential purposes aligns with the surrounding residential nature, fostering a cohesive and balanced community. This alternative use would cater to housing demands, potentially enhancing the area's residential landscape while promoting a mixed-use environment.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>Considering the accessibility of the site through public transport, it is likely the skilled labour need could be met. Likewise, the site is located 1.5 miles from Warwick University and roughly 0.5 miles from a Trade Skills 4u centre; therefore, it is likely ongoing training could be provided</p>

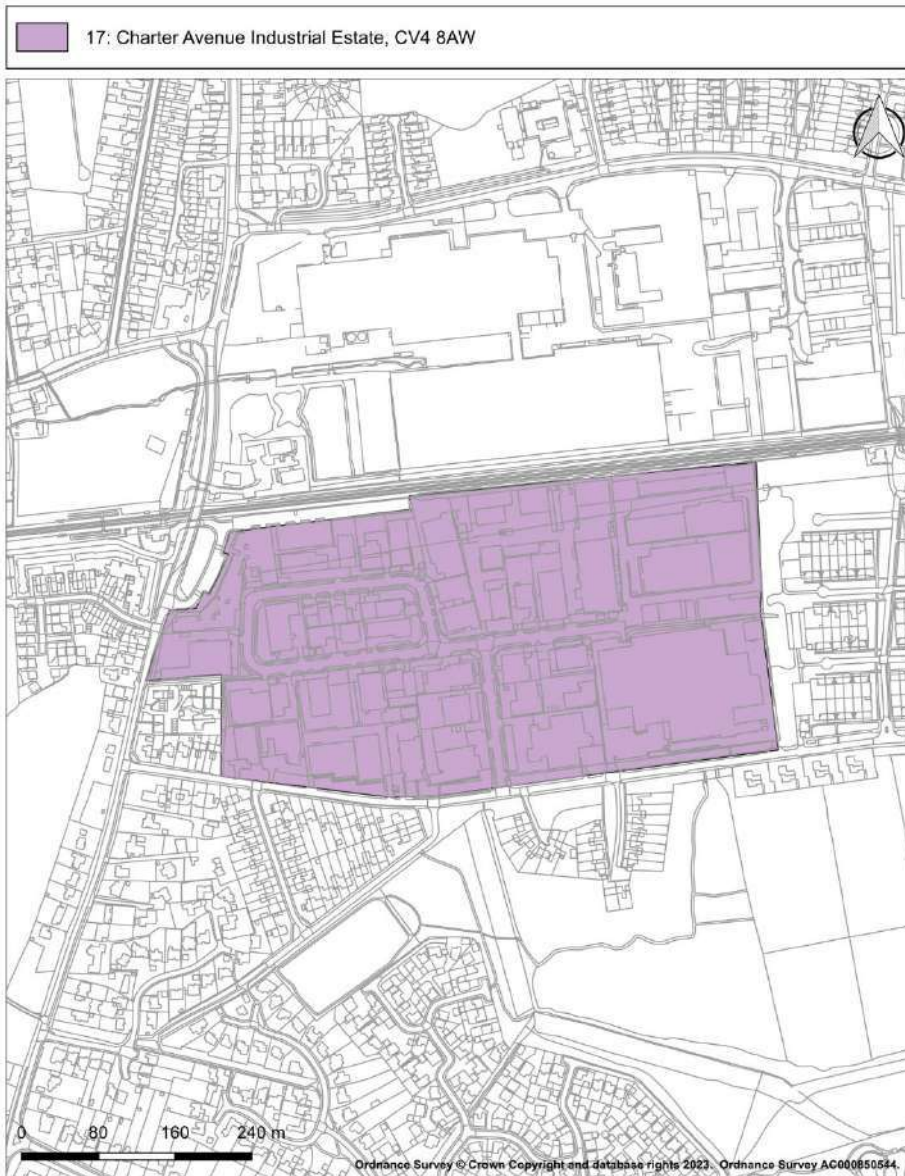
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	JOB REF D02.17	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b>  Strategic Planning Research Unit
	SCALE 1:5,000 @ A4	JOB NO. WAS326	Checked KW	
PROJECT Employment Land Review	DRWG TITLE Employment Sites	Ground Floor, V1 - Velocity Bentley Street, Sheffield, S1 48Y t 0114 228 9190 e sheffield@dipconsultants.co.uk <small>© Crown Copyright and database rights 2023. Ordnance Survey AC000050544.</small>		



Strategic Planning Research Unit  
*A specialist team within DLP Planning Ltd*

# Coventry Employment Land Review Site Assessment Proforma



# Coventry Employment Land Review Site Assessment Proforma

Site Information					
Site Ref.	18	Site Name	Chelmarsh, Land East of Highley Drive		
Area (ha)	2.3	Source	Existing Employment Site		
Address / Location		Chelmarsh, Land East of Highley Drive, CV6 3LT			
Site Allocation / Policy Reference (if relevant)		N/A			
Description of Site and Surrounding Area		Positioned off Chelmarsh, the site is bordered by a residential development to the West and a railway track to the immediate East. North of the site lies the Joseph Cash Primary School, serving as a notable landmark in the area. The site currently hosts a single occupier and restricts general public access due to its specific use.			
Landowner(s) (if known)		Unknown			
Recent Relevant Planning History		No recent relevant planning history			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Chelmarsh, Coventry CV6 3LT	Evtec Aluminium Ltd	Engineering	Class B2	
Physical Appraisal					
Is the site in an area of flood risk?		The site is located in Flood Zone One, indicating minimal flood risk.			
Would development of the site offer a poor level of amenity to neighbouring residents?		Given the lack of amenities within the surrounding residential area, any development on the site is unlikely to affect the level of amenities for neighbouring residents adversely.			
Would development of the site have an adverse impact on		The site does not benefit from any important landscape features.			

# Coventry Employment Land Review

## Site Assessment Proforma

<b>important landscape features?</b>	
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site currently does not face any statutory environmental or ecological constraints.
<b>Can suitable access to the site be provided?</b>	The current access to the site is strong.
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not have any geographical or topographical features on the site.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	The site has one occupier Evtec, a desk-based search (2/1/2024) revealed the site has no units listed to let or for sale.
<b>Are there any noticeable constraints on potential future development?</b>	The main constraint of this site is the size. The site is made up of a large unit which takes up the majority of the site, any expansion would have to be vertically given Joseph Cash Primary School North of the site and residential surroundings of the site.
<b>Is there any need for investment in the site?</b>	The site is in no immediate need for investment the infrastructure and unit look good quality.
<b>How accessible is the site?</b>	The site is accessed through Chelmarsh, a road which leads of a residential development, whilst this access is okay the width of the road may pose a challenge for larger vehicles.
<b>What is the condition of the site?</b>	The overall quality of the site is good, the units appear to be in good condition and the access is satisfactory for the current use
<b>What is the quality of the site's surroundings?</b>	The site surroundings appear in good condition, there are no obvious concerns.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site is overall in a sustainable location it is . Although the site proximity to residential dwellings makes the site less sustainable.
<b>Is the site a previously</b>	Given the site is already developed, the site is considered

# Coventry Employment Land Review

## Site Assessment Proforma

<p><b>developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b></p>	<p>brownfield. The current use means it is likely to have a minimal impact on the redevelopment process.</p>
<p><b>Is the site accessible by public transport?</b></p>	<p>The nearest bus stop from the site to offer access to the City Centre is 0.7 mile South East of the site on Radford Road. The bus route 16 takes roughly 6 minutes to access Coventry City Centre.</p>
<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>Further development of the site is not expected to significantly impact the local environment and biodiversity due to its industrial nature.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site aligns with the growth sectors and industries emphasised in the Council's Economic Development Strategy, specifically in its suitability for manufacturing and industrial uses, falling under Class B2 usage, a need identified in the Council's 2022 strategy. The existing features and infrastructure on the site complement and bolster this sector, making it an attractive choice for the intended development highlighted in the economic development strategy.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>The sites proximity to other residential developments means the most appropriate alternative use would be residential, the infrastructure and amenities in this area are suited to this use. This would also contribute to the local housing need.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site, despite limited public transport connections, benefits from proficient parking facilities, allowing commuting via personal vehicles. Coventry College, located 1.8 miles south of the site, serves as a potential resource for educational and training support. However, the site's reliance on personal vehicles for commuting might pose challenges in accessing a nearby skilled labour force, especially considering limited public transport connections. Collaboration with Coventry College could still facilitate tailored training programs to address specific employment needs in the area and potentially support workforce</p>



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# Coventry Employment Land Review Site Assessment Proforma

	development.
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# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	DRW REP D02.18	Sheet PMG
	SCALE 1:2,500 @ A4	Checked KW	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b>  Strategic Planning Research Unit Ground Floor, V1 - Velocity Tenter Street, Sheffield, S1 4BP t: 0114 228 9190 e: sheffeld@dipconsultants.co.uk <small>© Crown Copyright and database rights 2023. Ordnance Survey AC000850544.</small>
PROJECT Employment Land Review	JOB NO. WAS326	DRWG TITLE Employment Sites	

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
Site Ref.	19	Site Name	Costco Torrington Avenue		
Area (ha)	3.6	Source	Existing Employment Site		
Address / Location		Costco Torrington Avenue, CV4 9AQ			
Site Allocation / Policy Reference (if relevant)		N/A			
Description of Site and Surrounding Area		The site is currently used as a Costco; whilst not typically associated with employment land, the unit is of good quality. The site is surrounded by residential dwellings to the North and adjacent to other employment sites to the West. To the immediate East is the A45, which is beneficial for the site's connectivity			
Landowner(s) (if known)		Unknown			
Recent Relevant Planning History		No recent relevant planning history			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Torrington Ave, Coventry CV4 9AQ	Costco	Wholesale	Class B8	
	Torrington Ave, Coventry CV4 9AQ	Costco Petrol Station	Petrol Station	Sui generis	
Physical Appraisal					
Is the site in an area of flood risk?		The site is located in Flood Zone 1, indicating minimal risk of flooding.			
Would development of the site		The existing use of the site is considered an amenity.			

# Coventry Employment Land Review

## Site Assessment Proforma

<b>offer a poor level of amenity to neighbouring residents?</b>	Removing this may cause a poorer level of amenity.
<b>Would development of the site have an adverse impact on important landscape features?</b>	Given the developed nature of the site and minimal landscaping, further development will not impact any important landscape features.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site has no designated ecological or environmental constraints, and there are no such sites within a two kilometre radius of the location. Therefore, development on the site is not expected to have an adverse impact on any designated sites or areas of environmental or ecological significance.
<b>Can suitable access to the site be provided?</b>	The existing access to the site is strong
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not benefit from any unique geographical or topographical features.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (18/1/2024) revealed no properties within the site were for sale or to let. The site visit confirmed this.
<b>Are there any noticeable constraints on potential future development?</b>	The primary constraint on potential future development for this site is spatial limitations. The existing use as a wholesaler unit demands sufficient parking provisions, leaving the site at full capacity.
<b>Is there any need for investment in the site?</b>	The site is currently functional and does not demand immediate investment. However, if the preference is to retain it for employment use, strategic investments for redevelopment should be considered to enhance its overall functionality and adaptability to evolving needs.
<b>How accessible is the site?</b>	The site is easily accessible, with its entrance located on Torrington Avenue, directly off the A45. This road serves as both a residential access route and a connection point to other employment sites, ensuring convenient accessibility for various purposes. The strategic placement of the site along these routes enhances its connectivity and facilitates ease of access for both residential and employment-related activities.
<b>What is the condition of the site?</b>	The site is in good condition for the current use, the units



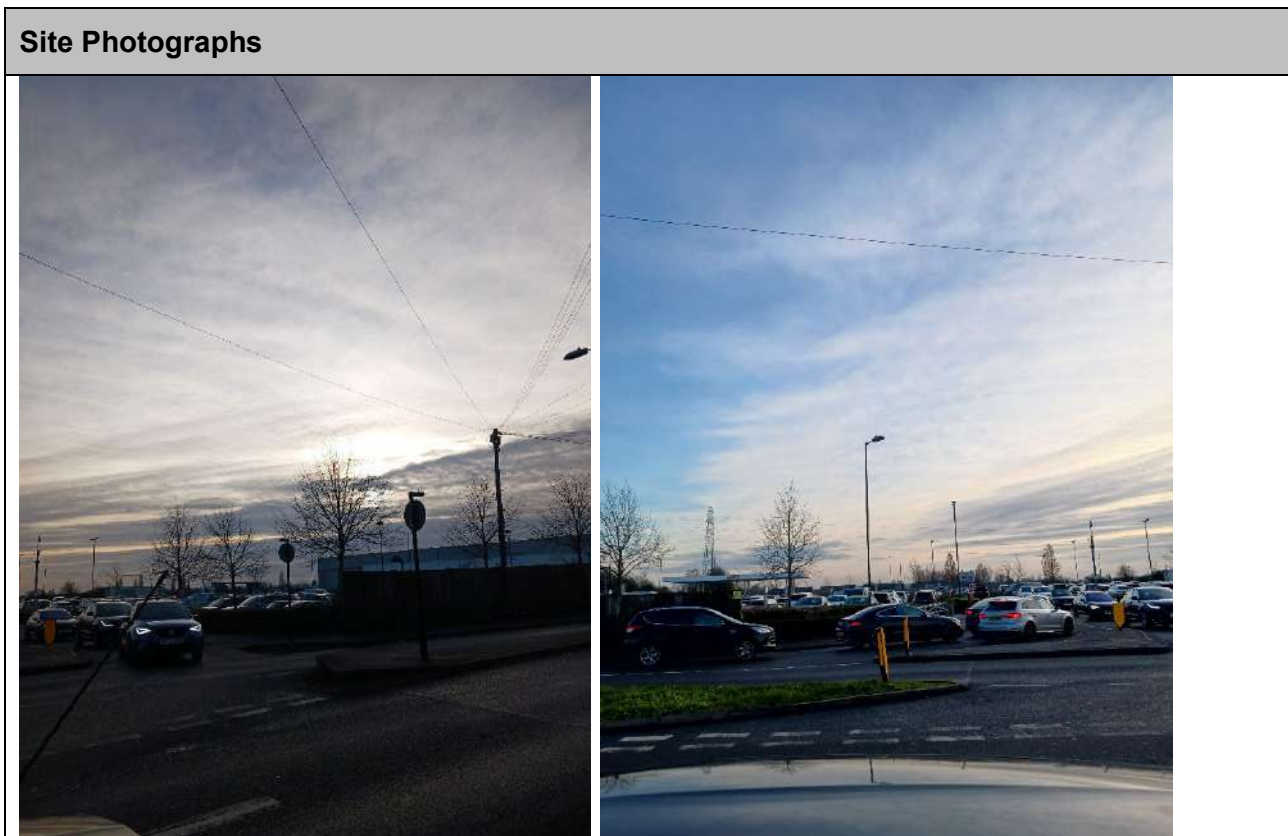
# Coventry Employment Land Review

## Site Assessment Proforma

	are good quality and parking is ample.
<b>What is the quality of the site's surroundings?</b>	Surrounding the site is largely residential with several other employment sites, there is no immediate need for investment.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site's proximity to the A45 enhances its sustainability by providing efficient transportation access. Additionally, the quality of the units on the site contributes to its overall sustainability. The combination of strategic location and well-maintained facilities makes the site conducive to sustainable development practices.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is classified as a brownfield site, indicating that it has a history of prior development. The current use of the site implies relatively minimal implications for redevelopment. However, the petrol station has likely contaminated the land, so this would require grounds testing if redevelopment was to happen.
<b>Is the site accessible by public transport?</b>	A bus stop is approximately 120 meters from the site on the A45. The bus services 18, 2A, and 18A provide direct access to the city centre within approximately 18 minutes, enhancing the site's connectivity for public transportation users.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Given the brownfield nature of the site and the existing industrial use, further development would likely have a limited impact on the local environment and biodiversity.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b>	The site does not really align with in the Council's Economic Development Strategy. The current use for wholesale was not listed as a need. Although the site's proximity to the A45 enhances its connectivity, which could be beneficial for alternative uses.
<b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so,</b>	The site has the potential to offer employment land, the site is currently classed as use Class B8 but the use is not typical of employment; the site could provide several

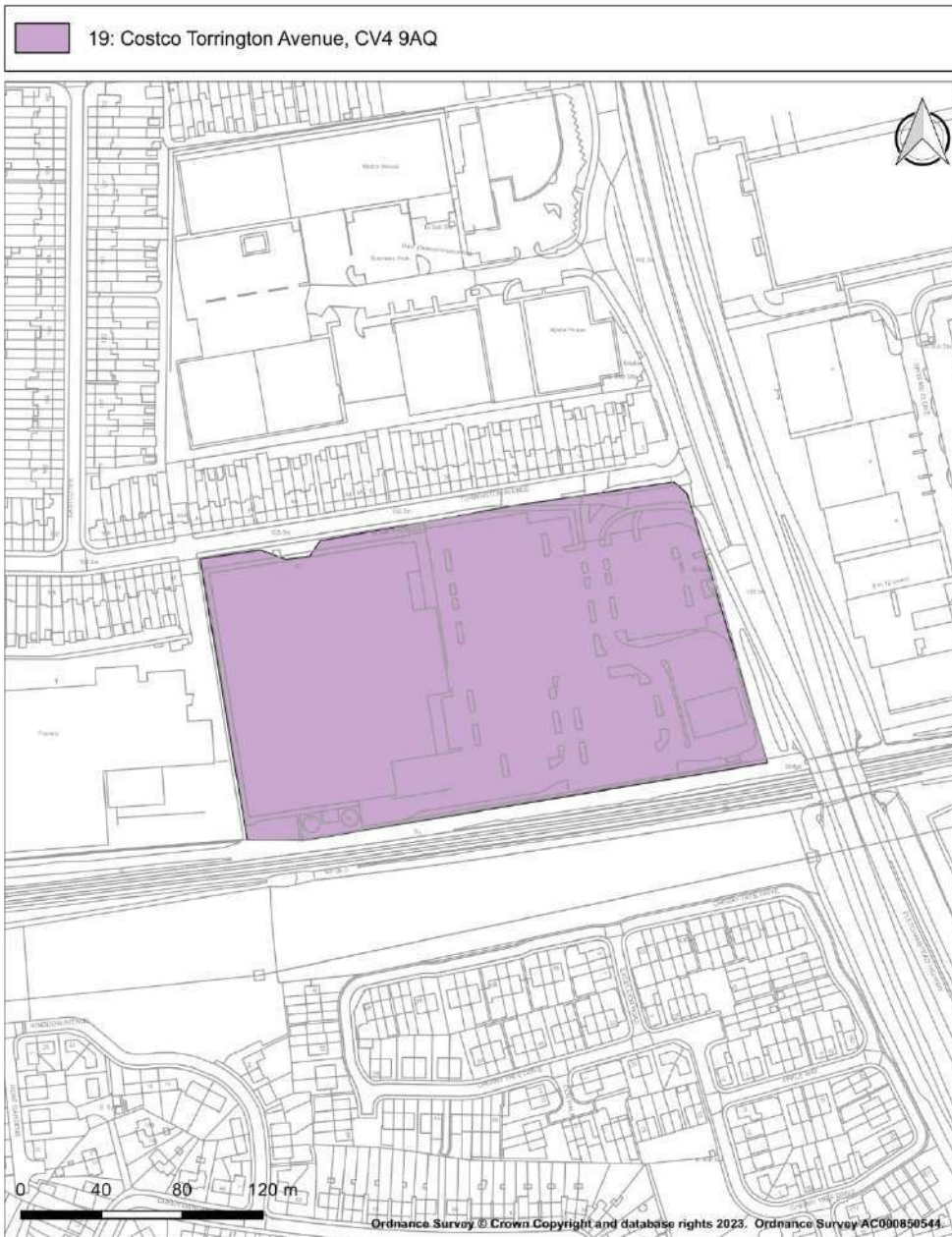
# Coventry Employment Land Review Site Assessment Proforma

<p><b>how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>medium-sized Class B2 units.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site is conveniently close to a potential labour force with relevant skills and qualifications, as Warwick University is located just 1 mile South of the site. This proximity to an educational institution provides an opportunity for collaboration and access to a skilled workforce, supporting potential further employment development.</p>



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF.	Drawn PMG	<b>STRATEGIC PLANNING RESEARCH UNIT</b>  Strategic Planning Research Unit
	SCALE 1:2,500 @ A4	DRWG NO. D02.19	Checked KW	
PROJECT Employment Land Review	JOB NO. W45326	Ground Floor, V1 - Velocity Tenor Street, Sheffield, S1 48Y		t 0114 226 9190 e a@sheffield@dipconsultants.co.uk <small>Checked by: Richard Jones, Paul Williams, Leck, Andrew, Mike, Steven and Elaine</small>
	DRWG TITLE Employment Sites	t 0114 226 9190 e a@sheffield@dipconsultants.co.uk		



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# Coventry Employment Land Review Site Assessment Proforma

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
Site Ref.	20	Site Name	Courtaulds		
Area (ha)	3.2	Source	Existing employment site		
Address / Location		Courtaulds, CV6 5NX			
Site Allocation / Policy Reference (if relevant)		N/A			
Description of Site and Surrounding Area		The site comprises three large units, including a Victorian-style factory and two modern buildings, all in good condition. Accessible via Courtaulds Way and Kingfield Road, the site is adjacent to two other employment sites one to the West and one to the East, while residential dwellings border its North and South. The overall quality of the site and its surroundings is positive.			
Landowner(s) (if known)		Unknown			
Recent Relevant Planning History		No recent relevant planning permission.			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Coventry CV6 5NX	Brose Plant 2	Car Body Parts Supplier	Class B2/ Class B8	
	Coventry CV6 5NX	Amtico	Manufacturer and Head Office	Class E/ Class B2	
Physical Appraisal					
Is the site in an area of flood risk?		The site is located in Flood Zone One, indicating minimal flood risk.			
Would development of the site offer a poor level of amenity to neighbouring residents?		The site itself provides amenities for the local community. Whilst the site does neighbour residential dwellings to the North any further development is unlikely to impact the quality of amenity.			

# Coventry Employment Land Review

## Site Assessment Proforma

<b>Would development of the site have an adverse impact on important landscape features?</b>	The site does not benefit from any important landscape features.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site currently does not face any statutory environmental or ecological constraints.
<b>Can suitable access to the site be provided?</b>	The site's current access is relatively strong. The area is restricted to the general public.
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not have any geographical or topographical features on the site.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (3/1/2024) revealed the site has no units listed to let or for sale. On the site visit the majority of units appeared occupied by the same company.
<b>Are there any noticeable constraints on potential future development?</b>	The primary constraints for potential future development revolve around the existing structures on the site. Comprising three main units—a Victorian-style factory and two more modern buildings, these large structures present a challenge. The age of the Victorian-style factory might require careful consideration despite its lack of listing as a protected building. Moreover, the historical manufacturing ties suggest possible land contamination, warranting thorough evaluation and consideration in any future development plans.
<b>Is there any need for investment in the site?</b>	The site does not require immediate investment, but there's potential for future improvement, particularly for the structure on the Northwest side. It appears somewhat run down and could benefit from investment to enhance its condition in the future.
<b>How accessible is the site?</b>	The site enjoys good accessibility through two routes: Courtaulds Way (directly off Foleshill Road) and Kingfield Road. These accesses accommodate all vehicles, including HGVs and sufficient parking ensures clear routes for transportation.
<b>What is the condition of the site?</b>	The site is in good condition overall, requiring no immediate investment. However, considering future needs, it could be

# Coventry Employment Land Review Site Assessment Proforma

	beneficial to update the Victorian-style factory located in the Northwest corner. This update would ensure the site remains functional and adaptable for future operations.
<b>What is the quality of the site's surroundings?</b>	The site enjoys a favourable surrounding environment, with Amtico spanning across two adjacent sites, including the neighbouring Kingfield Rd location. The area around the site is well-maintained, with no immediate need for investment. This favourable condition contributes to the overall positive quality of the site's surroundings.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site demonstrates relative sustainability, offering good connections to road networks and the city centre. Potential impacts on neighbouring residents appear minimal, and the site demands little investment.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	Given the site is already developed, the site is considered brownfield. The current use means it is likely to have a minimal impact on the redevelopment process.
<b>Is the site accessible by public transport?</b>	0.2 miles South-East of the site on Foleshill Road is a bus stop that offers a direct route to the city centre within roughly 5 minutes through the services:20, 20A and 148.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Further development of the site is not expected to significantly impact the local environment and biodiversity due to its industrial nature. Although the Coventry Canal running Southeast of the site should be considered.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b>	The site aligns well with the growth sectors highlighted in the Council's Economic Development Strategy, offering B2 floorspace and modern facilities suitable for advanced manufacturing and engineering. Its relative sustainability, connectivity, and minimal immediate investment needs also position it favourably for sectors prioritising sustainability and quality job creation. Despite lacking specific tailored features, its mixed-use setup and existing infrastructure, notably modern units and convenient transportation access, make it a promising choice for these growth sectors.

# Coventry Employment Land Review Site Assessment Proforma

<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>Retaining the site primarily for employment aligns best with the area's development goals, emphasising job creation and economic growth. While alternative uses like residential dwellings could add diversity, focusing on employment maintains its role as an employment hub, contributing significantly to the area's economic vitality.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>Coventry College is situated just 1.4 miles to the South. Access to the city centre via public transport is convenient, and the A444, a major connection road, lies approximately 1.3 miles to the north. These factors collectively ensure easy access to a skilled labour force and valuable educational resources, fostering potential further employment development.</p>

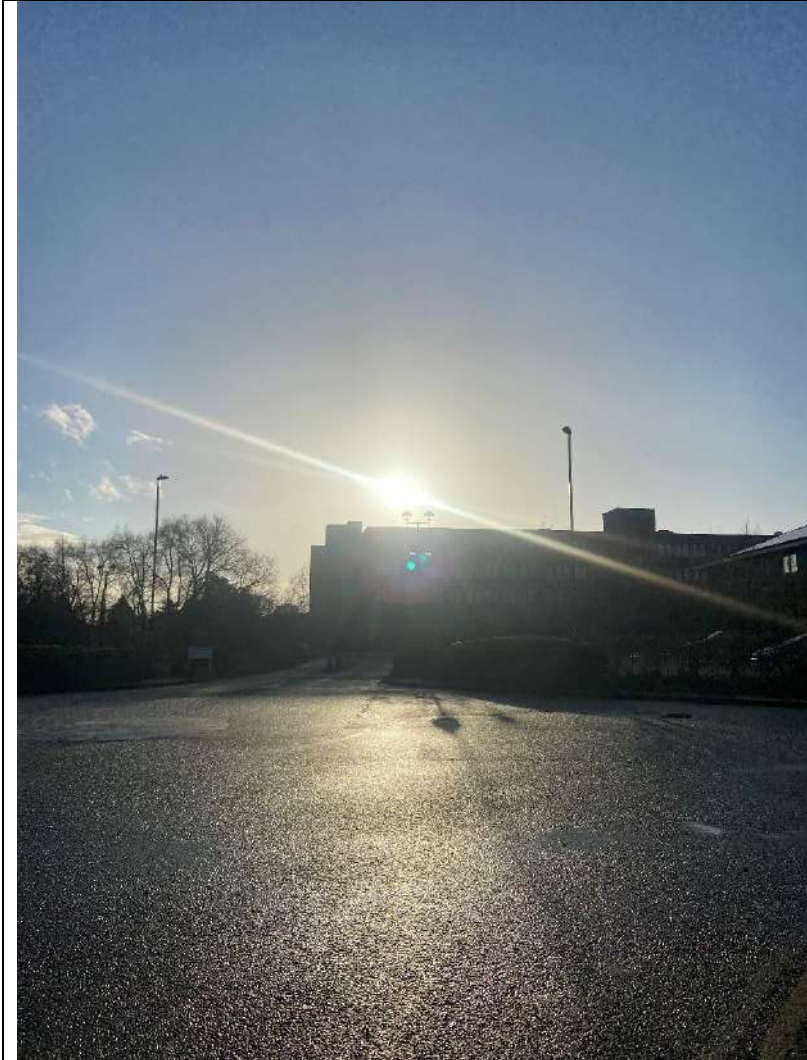


# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs

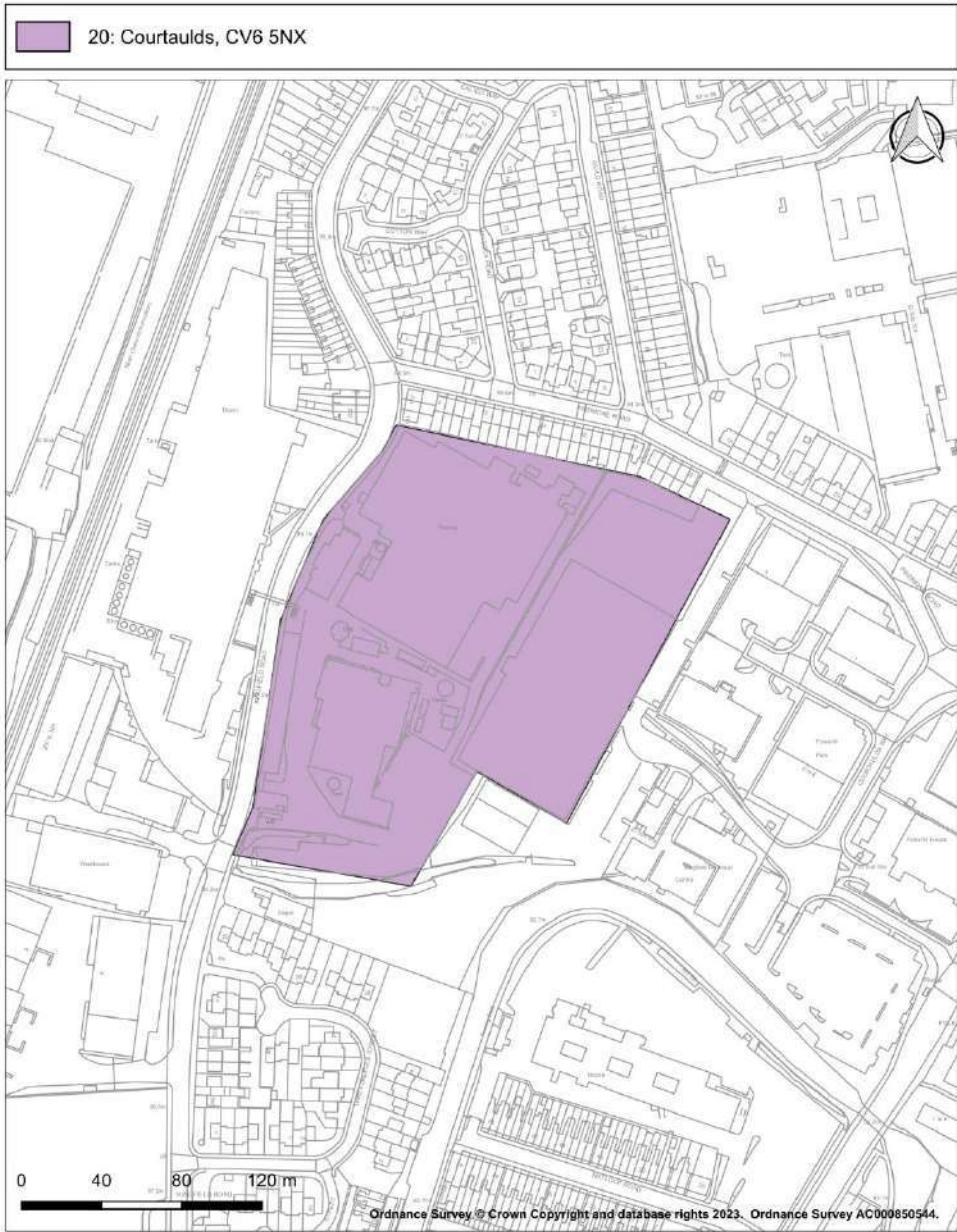


# Coventry Employment Land Review Site Assessment Proforma



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b> Ground Floor, V1 - Velocity Tanker Street, Sheffield, S1 4BY t 0114 228 9190 e sheffield@dpcconsultants.co.uk	 Strategic Planning Research Unit
	SCALE 1:2,500 @ A4	DRWG NO. D02.20	Checked KW		
PROJECT Employment Land Review	JOB NO. WA5326	DRWG TITLE Employment Sites	<small>© Crown Copyright. Reproduced by permission. All rights reserved. 100017323</small>		

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	21	<b>Site Name</b>	Coventry Business Park		
<b>Area (ha)</b>	36	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Coventry Business Park, Herald Avenue, CV5 6UB			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		The site is made up of mainly retail units ranging in size from small to large. Some of the site is used as retail space. The site benefits from good infrastructure and overall good quality units. The A45 is also easily accessible from the site, connecting the site to wider Coventry.			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		FUL/2020/0500 – Approved - Erection of an external store building FUL/2020/1272 – Approved - Construction of external plant area and alterations to the existing rear factory elevation			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Dolomite Ave, Coventry CV4 9GZ	Village Hotel	Hotel	Class C1	
	Dolomite Ave, Coventry CV4 9GZ	Abena UK	Supplier	Class B8	
	Dolomite Ave, Coventry CV4 9GZ	Prism Offsite Manufacturing	Manufacturer	Class B2	
	Herald Ave, Coventry CV5 6UB	Martin Brower	Supplier	Class B8	

# Coventry Employment Land Review Site Assessment Proforma

	Herald Ave, Coventry CV5 6UB	Matrix Machine Tool	Manufacturer	Class B2	
	Herald Ave, Coventry CV5 6UB	Multimatic EU-Matic	Manufacturer	Class B2	
	Renown Ave, Coventry CV5 6UF	Kautex	Manufacturer	Class B2	
	Renown Ave, Coventry CV5 6UF	DCG Logistics	Logistics	Class B8	
	Fletchamstead Hwy, Coventry CV4 9BJ	Sainsburys	Retail	Class E	
	Renown Ave, Coventry CV5 6UJ	Astelys	Retail	Class E	
	Renown Ave, Coventry CV5 6UJ	Woodland Group	Logistics	Class B8	
	Renown Ave, Coventry CV5 6UJ	Mission Foods	Manufacturer	Class B2	
	Spitfire CI, Coventry CV5 6UR	Brown & Hawthorne	Manufacturer	Class B2	
	Spitfire CI, Coventry CV5 6UR	Print 5	Printer	Class B2	
	Spitfire CI, Coventry CV5 6UR	Gopuff	Delivery Service	Class B8	
	Spitfire CI, Coventry CV5 6UR	Gainsborough Chilled Foods Ltd	Catering	Class E	

# Coventry Employment Land Review Site Assessment Proforma

	Spitfire CI, Coventry CV5 6UR	Earldon Technology Ltd	Manufacturer	Class B2	
	Spitfire CI, Coventry CV5 6UR	WOMAG	Equipment supplier	Class B2	
	Spitfire CI, Coventry CV5 6UR	Lion Exhibition Service	Exhibition Planner	Class E	
	Spitfire CI, Coventry CV5 6UR	New English Teas	Retail	Class E	
	Spitfire CI, Coventry CV5 6UR	Graham Plumbers Merchant	Supplier	Class B8	
	Spitfire CI, Coventry CV5 6UR	Grass and Flooring	Supplier	Class B8	
	Spitfire CI, Coventry CV5 6UR	Cimbali	Supplier	Class B8	
	Spitfire CI, Coventry CV5 6UR	GAP	Supplier	Class B8	
	Spitfire CI, Coventry CV5 6UR	Kebrell Nuts and Bolts	Engineering	Class B2	

## Physical Appraisal

<b>Is the site in an area of flood risk?</b>	The site is located in Flood Zone 1, indicating minimal risk of flooding.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	Some of the existing use of the site is considered an amenity. Removing this may cause a poorer level of amenity.
<b>Would development of the site have an adverse impact on important landscape features?</b>	Given the developed nature of the site and minimal landscaping, further development will not impact any important landscape features.

# Coventry Employment Land Review

## Site Assessment Proforma

<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site has no designated ecological or environmental constraints, and there are no such sites within a two kilometre radius of the location. Therefore, development on the site is not expected to have an adverse impact on any designated sites or areas of environmental or ecological significance.
<b>Can suitable access to the site be provided?</b>	The existing access to the site is strong
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not benefit from any unique geographical or topographical features.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (18/1/2024) revealed no properties within the site were for sale or to let. The site visit confirmed this.
<b>Are there any noticeable constraints on potential future development?</b>	The primary constraint on potential future development for this site is spatial limitations. The existing units demand sufficient parking provisions, leaving the site at full capacity.
<b>Is there any need for investment in the site?</b>	The site is currently functional and does not demand immediate investment. However, if the preference is to retain it for employment use, strategic investments for redevelopment should be considered to enhance its overall functionality and adaptability to evolving needs.
<b>How accessible is the site?</b>	The site benefits from good accessibility, being accessed off the B4101, which connects to the A45 in less than a mile. The roads within the site are wide and allow for the passage of HGVs, contributing to efficient transportation and logistical operations.
<b>What is the condition of the site?</b>	The site is in good condition for the current use, the units are good quality and parking is ample.
<b>What is the quality of the site's surroundings?</b>	Surrounding the site is largely residential with several other employment sites, so there is no immediate need for investment.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site is relatively sustainable the proximity to the city centre and the A45 make the site easily accessible. The

# Coventry Employment Land Review Site Assessment Proforma

	site is also in no direct contact with a residential area and offers a mix of uses.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is classified as a brownfield site, indicating that it has a history of prior development. The current use of the site implies relatively minimal implications for redevelopment.
<b>Is the site accessible by public transport?</b>	Directly south of the site is Canley train station that offers a direct route to the city centre in 11 minutes. Roughly 0.1 miles North of the site on Broad Lane is a bus stop that offers the services 6, 6A and 18 taking roughly 10 minutes.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Given the brownfield nature of the site and the existing industrial use, further development would likely have a limited impact on the local environment and biodiversity.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b>	The site aligns effectively with the growth sectors and industries identified in the Council's Economic Development Strategy. It contributes to high employment levels and quality jobs through its provision of quality Class B2, B8, and E units. The strategic location with good accessibility by public transport, including proximity to the A45 and a bus stop on Broad Lane, further supports the promotion of a green city. The existing features and infrastructure, including the mix of medium and large units, office space, and connectivity, make the site particularly suitable for the outlined growth sectors.
<b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b>	The site's primary and most suitable use is employment, given its current configuration and lack of direct connection to the surrounding residential area. However, with the implementation of appropriate infrastructure, the site could potentially be considered for residential purposes. Nonetheless, it is essential to note that the site's optimal contribution lies in employment, and there is potential for enhancing this by introducing medium-sized industrial units, aligning with overall development goals in the area.
<b>How close is the site to a labour force with the relevant skills and</b>	The site is conveniently close to a potential labour force with relevant skills and qualifications, as Warwick



## Coventry Employment Land Review Site Assessment Proforma

<b>qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b>	University is located just 1 mile South of the site. This proximity to an educational institution provides an opportunity for collaboration and access to a skilled workforce, supporting potential further employment development.
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# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF D02.21	Drawn PMG	<b>STRATEGIC PLANNING RESEARCH UNIT</b>   Strategic Planning Research Unit  Ground Floor, V1 - Velocity Lenthall Street, Sheffield, S1 4BY T 0114 228 9100 E sheffield@dipconsultants.co.uk  <small>© Crown Copyright and database rights 2023. Ordnance Survey AC000850544.</small>
	SCALE 1:10,000@ A4	DRWG NO IWA5326	Checked KIW	
PROJECT Employment Land Review	DRWG TITLE Employment Sites			



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# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	22	<b>Site Name</b>	Cromwell/Bright Street		
<b>Area (ha)</b>	0.6	<b>Source</b>	Existing Employment Sites		
<b>Address / Location</b>		Cromwell/Bright Street, CV6 5EY			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		The site appears to have a mix of units, some of which are vacant or serve different classes. Adjacent to the New Horizon Park and a few unrecorded industrial units, this area is predominantly residential, with Red House Park about 0.1 miles north from the site.			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		No Relevant Planning History			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Cromwell St, Coventry CV6 5EY	Westdale Midlands	Factory	Class B2	
	Cromwell St, Coventry CV6 5EY	Carpet Mill	Retail	Class E	
	Cromwell St, Coventry CV6 5EY	Vacant unit	Vacant	None	
	Cromwell St, Coventry CV6 5EY	PMC toolmakers Precision Engineers	Engineering	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

Physical Appraisal	
<b>Is the site in an area of flood risk?</b>	The site is located in flood zone one, indicating there is minimal flood risk associated with the site.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	Even though the site is developed, any further development must consider its impact on neighbouring amenities, particularly residential areas.
<b>Would development of the site have an adverse impact on important landscape features?</b>	Given the site's industrial development nature, no direct landscape features are present within the site itself.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	Acknowledging the absence of statutory ecological or environmental constraints on the site, it's worth noting the proximity of the Red House Park, which could potentially impact biodiversity considerations in the area.
<b>Can suitable access to the site be provided?</b>	Access to the site seems feasible due to existing infrastructure. However, allocating parking for the units would significantly benefit larger vehicle movement through Cromwell Street.
<b>Are there any unique geographical or topographical features at the site?</b>	The site lacks any distinct geographical or topographical features.
Market Appraisal	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	During the site visit, it was apparent one of the units was vacant and looked to have suffered some form of damage. Although a desk-based search (6/12/2023) revealed no commercial properties for sale or let within this site
<b>Are there any noticeable constraints on potential future development?</b>	The site appears relatively full, but the vacant building presents a clear opportunity for development. However, the damage to this building might pose a constraint, especially if it's adjoining a Carpet Mill.
<b>Is there any need for investment in the site?</b>	The site indeed requires significant investment as its quality is notably poorer compared to the adjacent New Horizon Park. There's a clear need for substantial improvements and upgrades to enhance its overall condition.
<b>How accessible is the site?</b>	The site offers access from two directions: one via Red Lane to Cromwell Street, approximately 0.4 miles from the A444, heading eastward, and the other via Bright Street,

# Coventry Employment Land Review

## Site Assessment Proforma

	leading south onto Cromwell Street. However, these roads are relatively narrow and would benefit from improved parking provisions to facilitate smoother vehicle flow.
<b>What is the condition of the site?</b>	The site's current condition is quite poor and in dire need of redevelopment.
<b>What is the quality of the site's surroundings?</b>	The quality of the site's surroundings varies. New Horizon Park stands out as a well-maintained area, while the industrial units to the north exhibit poorer conditions. The housing in the vicinity appears relatively satisfactory.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The proximity of the location to other industrial units highlights the site's potential as a sustainable and viable industrial area.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is a brownfield area, previously developed for manufacturing purposes. This history will likely not pose constraints on redevelopment.
<b>Is the site accessible by public transport?</b>	About 0.1 miles northwest of the site on Stoney Stanton Road lies a bus stop providing direct access to the city centre via services 21, 22, 20, 20A, 56, and 148. The travel duration might differ slightly, but typically, the journey takes around 7 minutes.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Further development of the site doesn't face any statutory environmental or ecological constraints. However, Red House Park, about 0.1 miles North of the site, should be considered to assess potential impacts on biodiversity and the local environment.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these</b>	The site appears to align well with the growth sectors and industries highlighted in the Council's Economic Development Strategy, particularly in its suitability for Class B2/B8 usage, as identified as a need in the Council's 2022 strategy. Existing features or infrastructure on the site likely complement and support this sector, making it a favourable option for the desired development outlined in the Economic Development Strategy.

# Coventry Employment Land Review Site Assessment Proforma

<b>sectors?</b>	
<b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b>	The most fitting alternative use for this site, given its surroundings and nearby facilities, would be residential development. The proximity to residential areas and local amenities makes it a suitable location for housing, contributing to the community's overall development goals.
<b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b>	The site benefits from proximity to a potential labour force due to its accessibility to the city centre. There are no educational or training facilities in the immediate vicinity of the site. But are within a reasonable distance, facilitating potential skill development for the local labour force. The closest being Oakwood College 0.2 miles South of the site.



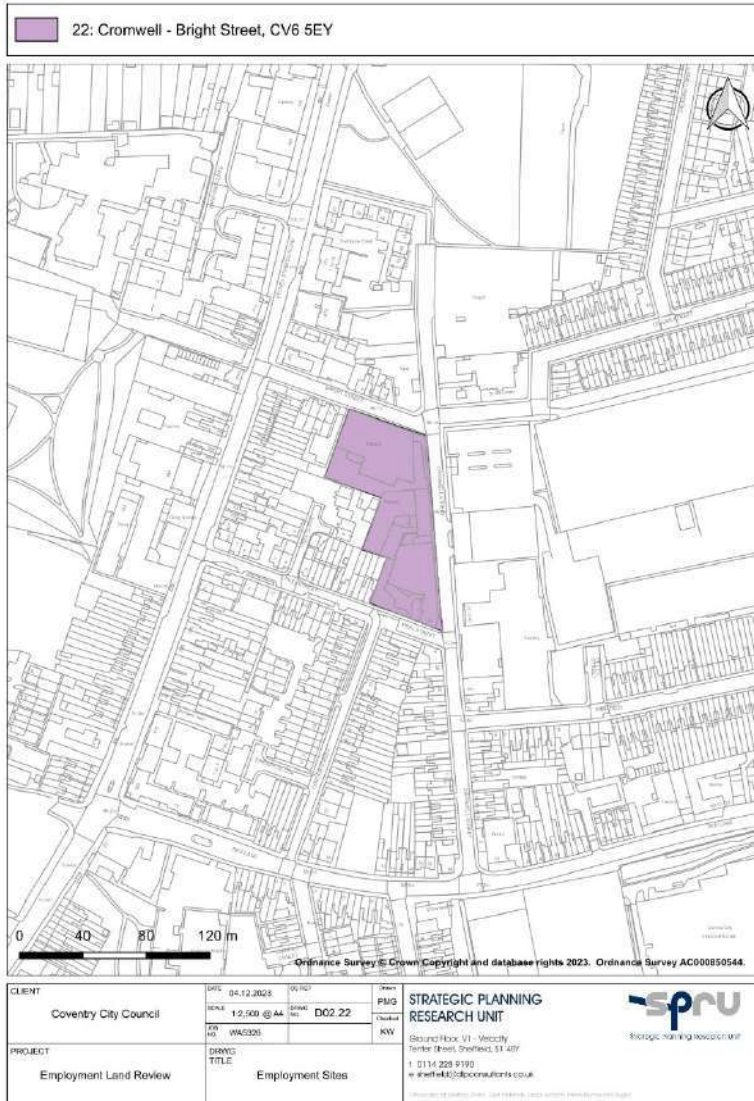
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	23	<b>Site Name</b>	Cross Point		
<b>Area (ha)</b>	56	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Parkway, CV2 2SY			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		The site is situated in a diverse area, featuring a mix of uses including retail, storage, and distribution. Its location south of the M6, west of M69, and east of the Hinckley Road provides strategic access. To the south and west, there's extensive agricultural land, offering open space. Towards the east lies another designated employment site along with residential areas, fostering a blend of commercial and residential dynamics in the vicinity.			
<b>Landowner(s) (if known)</b>		Not Known			
<b>Recent Relevant Planning History</b>		No Recent Relevant Planning History			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Gielgud Wy, Walsgrave on Sowe, Coventry CV2 2SZ	Showcase Taco Bell Nandos	Leisure	Sui Generis	
	Gielgud Wy, Coventry CV2 2SZ	Premier inn Cross Point Brewers Fayre	Hotel/bar	Class C1/Sui Generis	
	Gielgud Wy, Coventry	Restore	Warehouse	Class B8	

# Coventry Employment Land Review Site Assessment Proforma

	CV2 2SA				
	Gielgud Wy, Coventry CV2 2SA	Bestway Chilled Distributing Center (CDC)	Warehouse	Class B8	
	Cross Point Business Park, Ashcroft Way, Coventry CV2 2TU	Evobus Ltd	Bus storage	Sui Generis	
	Cross Point Business Park, Ashcroft Way, Coventry CV2 2TU	BSS National Tube Distribution Centre	Supplier	Class B8	
	Ashcroft Way	Scs Distribution Coventry	Warehouse	Class B8	
	Richardson Way, Coventry CV2 2TA	DHL	Warehouse	Class B8	
	Unit 9 Richardson Way, Coventry CV2 2TA	Spiro	Warehouse	Class B8	
	Richardson Way, Coventry CV2 2TA	Aegean Heritage Ltd	Food Manufacturer	Class B8	
	Unit 1, 2 Richardson Way, Coventry	Network International Cargo UK Ltd	Freight service	Class B8	

# Coventry Employment Land Review Site Assessment Proforma

	CV2 2TA				
	Richardson Way, Coventry CV2 2TA	Samaritan's Purse International	Charity/Storage	Class B8	
	Richardson Way, Coventry CV2 2TA	Fyffes Group Ltd	Food Supplier	Class B8	
	Cross Point Business Park, The Parkway, Coventry CV2 2SY	UPS Coventry	Delivery Company	Class B8	
	Parkway Cross Point Business Park, Coventry CV2 2SR	Home Bargains	Retail	Class F.2	
	Parkway Cross Point Business Park, Coventry CV2 2SR	Tesco Extra	Retail	Class F.2	
	Crosspoint Business Park, Olivier Way, Coventry CV2 2SH	Tenpin	Leisure	Sui Generis	
	Richardson Way Cross Point Business Park, Coventry CV2 2TA	Siegenia- aubi	Window Supplier	Class B8	

# Coventry Employment Land Review Site Assessment Proforma

	Cross Point Court, Cross Point Business Park, Olivier Way, Coventry CV2 2SH	Sungard Availability Services Data Centre	Data Recovery Office	Class E	
	Gielgud Wy, Coventry CV2 2SZ	The Proving Factory	Manufacturing	Class B2	
	Redgrave Cl, Coventry CV2 2UU	Coventry Building Society, Cooper House	Bank	Class E(c)	

## Physical Appraisal

<b>Is the site in an area of flood risk?</b>	The site predominantly falls under Flood Risk Zone 1, indicating minimal flood risk. However, specific areas on the eastern and southern sides are categorized under Flood Risk Zones 2 and 3, potentially influenced by the nearby River Sowe, which runs along the south and west borders of the site. These varying flood risk zones suggest localized areas prone to higher flood risks due to the proximity to the river.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	The site is buffered by greenery and the adjacent river, which serves as a natural separation. Considering this buffer, the development of the site is unlikely to pose a poor level of amenities to neighbouring residents.
<b>Would development of the site have an adverse impact on important landscape features?</b>	Since the site is already developed and lacks unique or important landscape features, further development is unlikely to have an adverse impact on any significant landscape elements.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	Given the absence of statutory ecological or environmental constraints on the site, no designated areas of specific ecological significance would be impacted directly by development. However, it's important to consider the adjacent River Sowe and existing landscaping, as any construction might affect biodiversity in these areas.

# Coventry Employment Land Review

## Site Assessment Proforma

	Balancing development with preserving these features will be crucial to mitigate any potential impact on the local environment and ecology.
<b>Can suitable access to the site be provided?</b>	The existing access to the site is robust and favourable. It's delineated further in the site's proforma, highlighting its strong accessibility, likely due to its proximity to major roads or transportation hubs. This accessibility bodes well for facilitating easy entry and exit to and from the site for various types of vehicles, supporting potential development or existing operations.
<b>Are there any unique geographical or topographical features at the site?</b>	The site lacks any distinct geographical or topographical features.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	During the site visit, it was apparent two of the Office Units were vacant. Although a desk-based search (7/12/2023) showed no properties for sale or lease within the site
<b>Are there any noticeable constraints on potential future development?</b>	The site appears relatively constrained in terms of available space for further development. The remaining areas comprise essential landscaping and parking facilities crucial for the site's functionality. Additionally, due to the existing height of the industrial buildings, any potential expansion might be limited horizontally. However, considering the building height, there could be potential for vertical expansion, such as incorporating mezzanine floors for additional usable space, if not already utilised.
<b>Is there any need for investment in the site?</b>	The site's current condition seems relatively robust and does not warrant additional investment at this stage.
<b>How accessible is the site?</b>	The site appears to be quite accessible, with wide roads and a convenient 0.3 mile drive to the M6, enabling easy connections to nearby cities like Birmingham.
<b>What is the condition of the site?</b>	The site is in very good condition overall, with well-maintained development that's been kept in good shape.
<b>What is the quality of the site's surroundings?</b>	The site's surroundings are good quality, it appears to be recently developed and well maintained.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable</b>	The site's location is quite sustainable. Its proximity to the

# Coventry Employment Land Review

## Site Assessment Proforma

<b>location?</b>	M6 enhances its suitability by providing excellent connectivity to neighbouring cities and facilitating smoother transportation.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is a brownfield area, previously developed. This history will likely not pose constraints on redevelopment.
<b>Is the site accessible by public transport?</b>	The site benefits from a nearby bus stop on Parkway, conveniently serviced by the 8 bus route. This service provides reliable transportation, taking approximately 30 minutes to reach the city centre. This accessibility via public transport can be advantageous for commuting employees or visitors, contributing to the site's connectivity within the broader area.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Further development on the site is anticipated to have a minimal impact on the local environment and biodiversity. However, it's crucial to consider the nearby River Sowe and existing landscaping when planning any future development. Measures should be taken to preserve and potentially enhance these elements to maintain the environmental balance and minimise any potential disruption to the local ecosystem.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b>	This site aligns with the Economic Development Strategy through its diverse mixed-use nature, offering retail, storage, and distribution facilities. It contributes to employment opportunities and provides spaces for various industries, addressing the focus on high employment levels and quality jobs. However, specific emphasis on sectors like advanced manufacturing and engineering might require further consideration or development to align more closely with those facets outlined in the strategy.
<b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b>	The site's current mixed-use status might be the most suitable given its diverse range of facilities. While alternative uses could be considered, the existing mix serves various needs and contributes to the area's development goals. However, it's important to note that the site isn't entirely dedicated to employment, so any consideration for changes in its use should involve a comprehensive assessment of its existing functionalities.
<b>How close is the site to a labour</b>	The site's proximity to the M6 and its accessibility to the city



## Coventry Employment Land Review Site Assessment Proforma

<b>force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b>	centre facilitate the attraction of skilled labour. Additionally, Coventry College, situated 2.2 miles west of the site, serves as a potential resource for workforce development and training.
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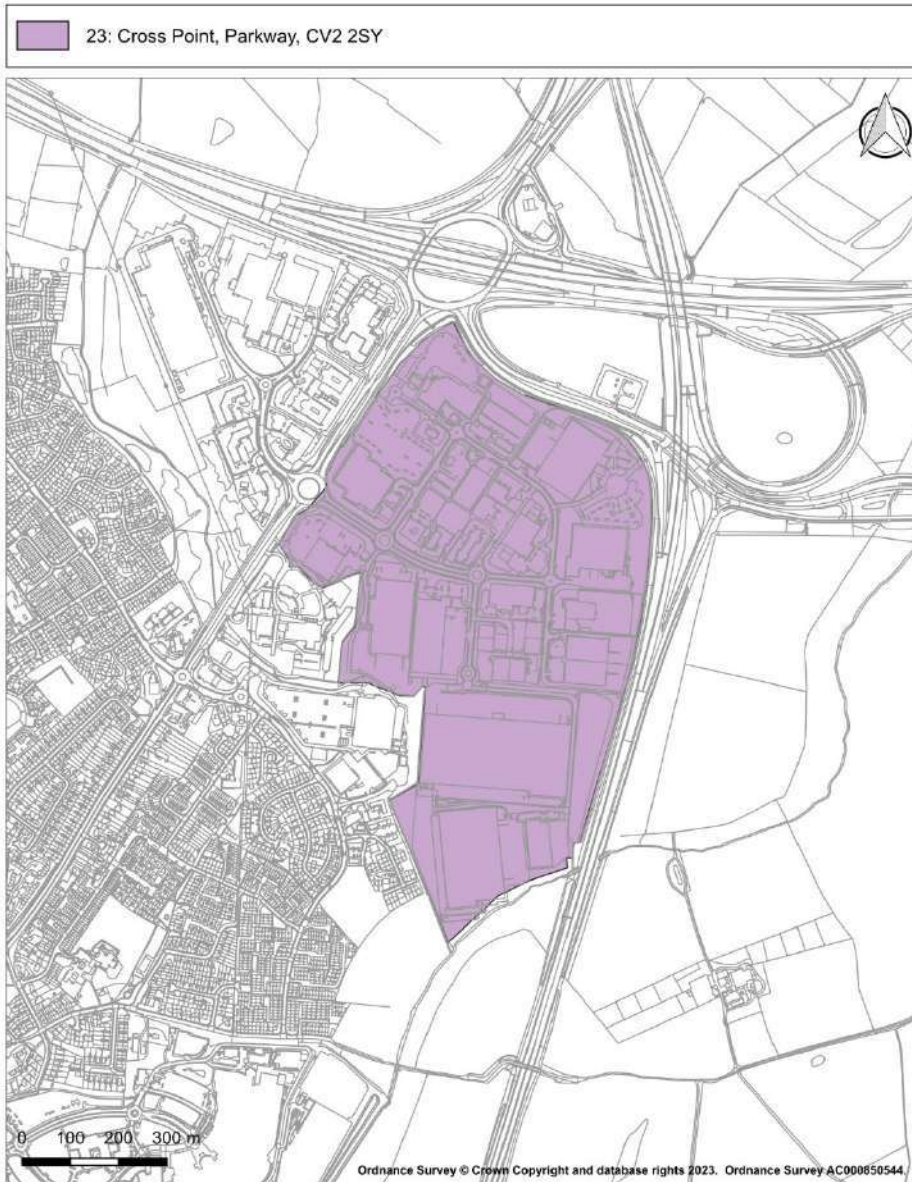
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF	Drawn PMG
	SCALE 1:10,000@ A4	PROJ NO D02.23	Checked KW
PROJECT Employment Land Review	ERW/0 TITLE Employment Sites	STRATEGIC PLANNING RESEARCH UNIT Ground Floor, V1 - Velocity Limited Street, Sheffield, S1 4BY T 0114 228 9190 E info@spru@dipconsultants.co.uk <small>© Crown Copyright and database rights 2023. Ordnance Survey AC000850544</small>	

# Coventry Employment Land Review

## Site Assessment Proforma

Site Information					
Site Ref.	24	Site Name	Cross Road Industrial Estate		
Area (ha)	0.7	Source	Existing Employment Site		
Address / Location		Cross Road Industrial Estate, CV6 5GR			
Site Allocation / Policy Reference (if relevant)		N/A			
Description of Site and Surrounding Area		This site is located within a residential estate, accessible solely via Cross Road, situated approximately 0.3 miles west of the A444. Adjoining the site is a Sikh temple, and about 0.2 miles West, there is a retail park, contributing to the mixed-use surroundings of the area.			
Landowner(s) (if known)		Not Known			
Recent Relevant Planning History		No relevant planning history			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	53 Cross Rd, Coventry CV6 5GR	Cross Road MOT and Tyres	Mechanic	Class B8	
	53 Cross Rd, Coventry CV6 5GR	CS Autos	Mechanic	Class B8	
	53 Cross Rd, Coventry CV6 5GR	The MMA Unit Coventry	Gym	Sui Generis	
Physical Appraisal					
Is the site in an area of flood		The site is located in flood zone one, indicating there is			

# Coventry Employment Land Review Site Assessment Proforma

<b>risk?</b>	minimal flood risk associated with the site.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	Even though the site is developed, any further development must consider its impact on neighbouring amenities, particularly residential areas. This needs special consideration given the neighbouring temple.
<b>Would development of the site have an adverse impact on important landscape features?</b>	Given the site's industrial development nature, no direct landscape features are present within the site itself.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site does not face any statutory ecological or environmental constraints. Therefore, the likelihood of significant damage to the environment or ecology is low. Additionally, there are no indications of rewilding, suggesting minimal impacts on these aspects.
<b>Can suitable access to the site be provided?</b>	The current access to the site faces challenges, notably with parking constraints impacting access via Cross Road. This limitation poses a significant constraint on providing adequate and efficient access to the site.
<b>Are there any unique geographical or topographical features at the site?</b>	The site lacks any distinct geographical or topographical features.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	During the site visit, it was apparent none of the units were vacant. A desk-based search (6/12/2023) revealed no commercial properties for sale or let within this site
<b>Are there any noticeable constraints on potential future development?</b>	The employment site does present constraints for potential future development. It is relatively small in size and the current use requires sufficient space for vehicle storage. Moreover, due to its location within a residential area and next to a temple, any development should be sensitive and considerate to the local community's needs and the surrounding residential dwellings.
<b>Is there any need for investment in the site?</b>	The site indeed requires significant investment as its quality is notably poor. There's a clear need for substantial improvements and upgrades to enhance its overall condition.
<b>How accessible is the site?</b>	Access to the site is limited, primarily through Cross Road, approximately 0.3 miles west of the A444. The access is constrained by being within a residential estate, which might

# Coventry Employment Land Review Site Assessment Proforma

	pose challenges for larger vehicles or increased traffic flow.
<b>What is the condition of the site?</b>	The site's current condition is quite poor and would benefit from redevelopment.
<b>What is the quality of the site's surroundings?</b>	The site is predominantly surrounded by residential areas generally exhibiting good quality. However, the immediate access to Cross Road poses challenges. Parking provisions are inadequate, resulting in narrowed roads due to on-street parking, affecting overall accessibility and traffic flow.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site's location within a primarily residential area might not be deemed particularly strategic in terms of a sustainable location for employment land. Its placement within a residential zone is more random than strategically placed for employment development.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is a brownfield area, previously developed for manufacturing purposes. This history will likely not pose constraints on redevelopment.
<b>Is the site accessible by public transport?</b>	Approximately 0.2 miles southeast from the site, there's a bus stop on Eden Street servicing the 21 route, providing a direct and quick connection to Coventry city centre within roughly 6 minutes.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Given the current use of the site and the absence of rewilding, the impact of further development on biodiversity is likely to be minimal.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these</b>	The site aligns with several key aspects outlined in Coventry City Council's Economic Development Strategy. It offers Advanced Manufacturing and engineering opportunities due to its mixed-use Class B2/B8 units, potentially catering to the demand for skilled labour within this sector. However, modernising facilities may require updates and accommodating the sector's specific requirements.

# Coventry Employment Land Review Site Assessment Proforma

<b>sectors?</b>	
<b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b>	Considering its immediate proximity to residential areas, the site's optimal use might lean towards residential development. The current placement and accessibility for employment land is not the most suitable, especially given its surroundings primarily comprised of residential units. Repurposing the site for residential purposes could better integrate it into the existing community, contributing to the area's overall development goals by meeting housing needs.
<b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b>	The site benefits from good transportation links, which could facilitate the recruitment of a skilled labour force. With convenient access to transport, potential employees from nearby areas can easily commute to the site. Additionally, the presence of Oakwood College, located approximately 0.8 miles south, provides a potential resource for workforce development and training, contributing to the development of skills required for employment opportunities at this site.

# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs





# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	25	<b>Site Name</b>	Cyan Park		
<b>Area (ha)</b>	3	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Cyan Park, CV2 4QP			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		Just off the A444, this site is located in a primarily residential area. To the West lies Frederick Bird Academy, emphasising its proximity to educational facilities, while to the East, the Barras Heath Play Area important recreational space. Comprising well-maintained industrial units of medium to large sizes, the site plays a pivotal role in meeting the demand for larger industrial spaces. This strategic location, surrounded by both residential and educational amenities, positions the site as a versatile hub bridging the gap in the supply of spacious industrial units.			
<b>Landowner(s) (if known)</b>		Coventry City Council			
<b>Recent Relevant Planning History</b>		FUL/2018/0753 – Approved - The combining of Units 3a, 3b and 3c into a single unit and the construction of internal offices at first and second-floor levels with the removal of existing workshop doors and cladding and replacement with aluminium glazed screening			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
1	Cyan Park, Jimmy Hill Wy., Coventry CV2 4QP	Safe Store	Self-Storage	Class B8	
2	Cyan Park, Jimmy Hill Wy., Coventry CV2 4QP	Euro Parts Car	Supplier	Class B8	

# Coventry Employment Land Review Site Assessment Proforma

3	Cyan Park, Jimmy Hill Wy., Coventry CV2 4QP	QED Environmental Systems	Office Space	Class E	
4	Cyan Park, Jimmy Hill Wy., Coventry CV2 4QP	Tallon Group International	Stationary Supplier and Office	Class B8/ Class E	
5	Cyan Park, Jimmy Hill Wy., Coventry CV2 4QP	ICP - Leeson Polyurethanes	Manufacturers	Class B2	

## Physical Appraisal

<b>Is the site in an area of flood risk?</b>	The site is located in Flood Risk Zone 1, indicating a low risk of flooding.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	Development of the site is expected to have a minimal impact on the amenities enjoyed by neighbouring residents. The Barras Heath Play Area and Frederick Bird Academy should be considered in any further development as these help serve the needs of the community.
<b>Would development of the site have an adverse impact on important landscape features?</b>	The site does not have any significant landscape features; the landscaping on the site is minimal, so any further development is unlikely to impact this.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	There are no statutory environmental or ecological constraints within or in close proximity to the site.
<b>Can suitable access to the site be provided?</b>	The existing access to the site is strong; it does not require improvements.
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not benefit from any unique geographical or topographical features.

## Market Appraisal

# Coventry Employment Land Review

## Site Assessment Proforma

<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (15/1/2024) revealed there are no properties listed to let or for sale within the site. The site visit confirmed this.
<b>Are there any noticeable constraints on potential future development?</b>	The biggest constraint for this site is the size of the units. The units take up a large proportion of the site, utilising the space well but not allowing much room for expansion.
<b>Is there any need for investment in the site?</b>	The site is in no need of immediate investment. The quality of the site is very good.
<b>How accessible is the site?</b>	The site benefits from direct access to the A444, offering great connectivity. The site has adequate parking and restrictions are in place to mitigate strain on the parking.
<b>What is the condition of the site?</b>	The site is of good quality, the development looks relatively recent, and the units are well-maintained, there is no immediate need for investment.
<b>What is the quality of the site's surroundings?</b>	Surrounding the site is also relatively strong; the site is surrounded by mainly residential dwellings and roads. The infrastructure in this area is good and there is no immediate need for investment.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site is in a relatively sustainable location, benefiting from direct access to the A444, which enhances overall connectivity. However, considerations should be given to improve public transport accessibility to further enhance sustainability. Despite being well-connected by road, the site's proximity to residential dwellings and recreational areas must be balanced to minimise environmental impact and ensure long-term sustainability.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is classified as a brownfield site, indicating that it has a history of prior development. The current use of the site implies relatively minimal implications for redevelopment. However, it is crucial to note that if the site has historical ties to manufacturing, there is a potential risk of land contamination that should be carefully assessed and addressed during any redevelopment efforts.
<b>Is the site accessible by public transport?</b>	0.4 miles North West of the site is a bus stop on Swan Lane that provides access to the bus service 22, this offers a direct route to Coventry City Centre, within roughly 10 minutes.

# Coventry Employment Land Review Site Assessment Proforma

<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>While the industrial nature of the site suggests limited impact on biodiversity, the proximity to Barras Heath Play Area warrants careful consideration in further development. Mitigation measures should include ecological surveys, designated buffer zones, vegetative screening, sustainable landscaping, and water management practices. Collaborating with local authorities ensures compliance with conservation guidelines, minimising environmental impact and promoting ecological harmony, especially in the vicinity of the adjacent park and play area.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The emphasis on Advanced Manufacturing &amp; Engineering is supported by well-maintained industrial units, including manufacturers and suppliers. Additionally, the commitment to creating quality jobs is reflected in the presence of diverse businesses, from self-storage to office spaces. The site's strategic location, surrounded by educational facilities and recreational spaces, positions it as a versatile hub, addressing the demand for larger industrial spaces while contributing to the city's cultural growth and sustainability goals. With direct access to the A444, strong connectivity, and sustainable development considerations, the site is a valuable asset for fostering economic growth aligned with the council's objectives.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>While an alternative use for the site, such as residential development, could be considered due to its proximity to other residential dwellings and the Barras Heath Play Area, it's essential to recognise the site's strength as an employment hub. The site's strategic location, surrounded by educational facilities and recreational spaces, positions it as one of the stronger employment sites in the area. Maintaining its current use contributes significantly to the overall development goals, fostering economic growth, creating quality jobs, and supporting the diverse community's needs.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site enjoys an advantageous position for accessing a skilled labour force with relevant qualifications. Situated directly off the A444, it provides easy accessibility, particularly for those commuting by car. While public transport may present some challenges, the site is well-connected by road, facilitating the recruitment of skilled individuals. Additionally, Coventry College, approximately 2.3 miles west of the site, serves as a significant educational and training facility. This proximity contributes to workforce development, offering continued education</p>

# Coventry Employment Land Review Site Assessment Proforma

	and skill enhancement opportunities.
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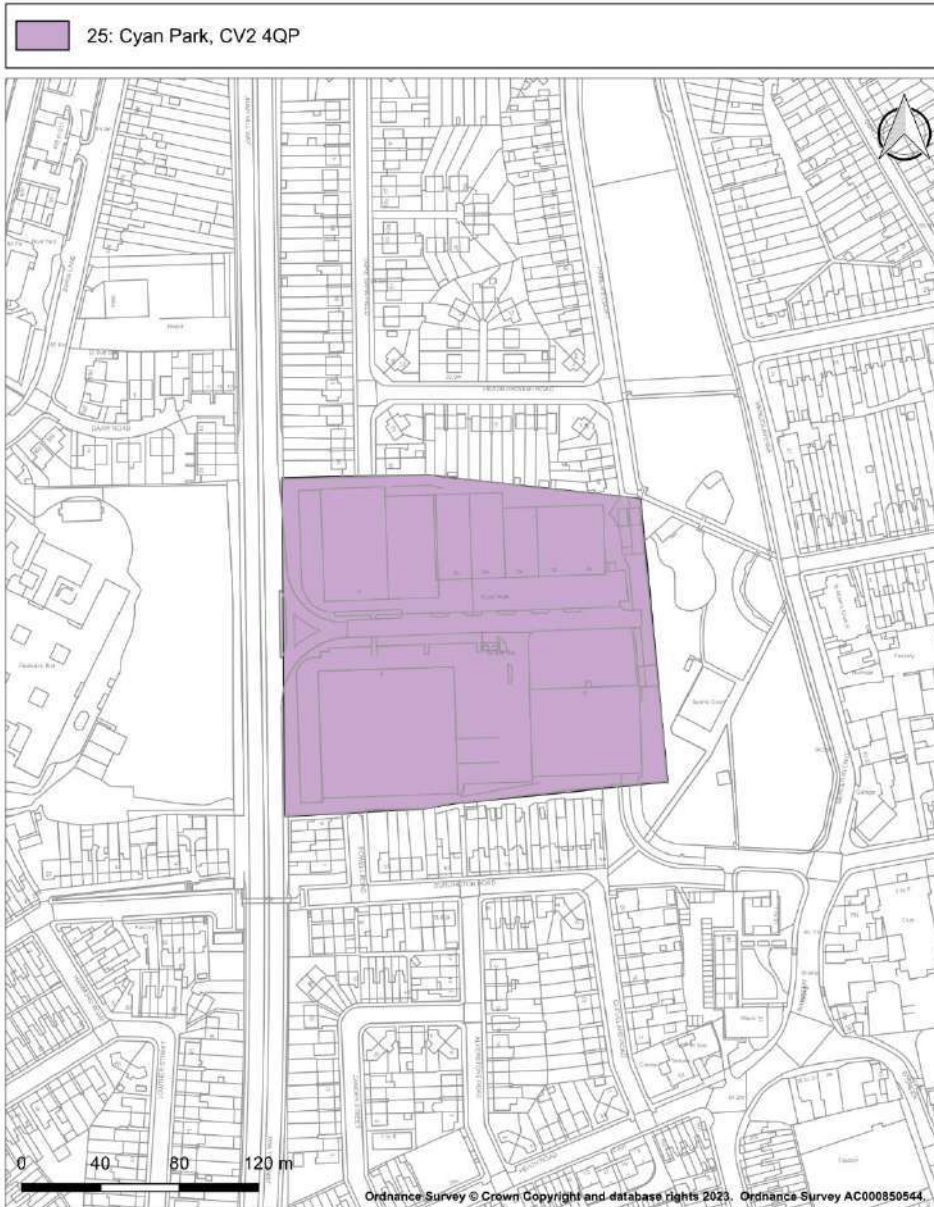
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	DRW REP D02.25	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b>  Strategic Planning Research Unit Ground Floor, V1 - Melbourn Archer Street, Sheffield, S1 4BY t: 0114 238 9190 e: sheffield@dipconsultants.co.uk
	SCALE 1:2,500 @ A4	Checked KW	PROJECT Employment Land Review	
PROJECT Employment Land Review		DRWG TITLE Employment Sites		



# Coventry Employment Land Review

## Site Assessment Proforma

Site Information					
Site Ref.	26	Site Name	Durbar Ave Industrial Estate		
Area (ha)	2.4	Source	Local Plan Allocation		
Address / Location		Durbar Ave Industrial Estate, CV6 5NN			
Site Allocation / Policy Reference (if relevant)		Policy JE2:7 - Durbar Avenue (part of mixed-use site)			
Description of Site and Surrounding Area		The site comprises primarily Class B2 mixed-use units, including two places of worship, amidst a predominantly poor-quality environment surrounded by residential dwellings. Accessible via Durbar Avenue and Boston Place (where improved parking could alleviate road narrowing issues), the site suffers from inadequate parking facilities. Its regional connectivity is strengthened by its proximity, approximately 0.7 miles, to the A444.			
Landowner(s) (if known)		Unknown			
Recent Relevant Planning History		No recent relevant planning history			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Boston Pl, Holbrooks, Coventry CV6 5NN	M.A. Rick Engineering Ltd	Engineering	Class B2	
	Boston Pl, Holbrooks, Coventry CV6 5NN	Oasis Catering Equipment Ltd	Catering Equipment Supplier	Class B8	
	Boston Pl, Holbrooks, Coventry CV6 5NN	Evolve ARC	Car Body Shop	Class B2	
	Boston Pl, Holbrooks, Coventry CV6 5NN	D&C Garage	Vehicle Repairs	Class B2	
	Boston Pl, Holbrooks,	Armstrong	Manufacturer	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

	Coventry CV6 5NN	Industries Ltd.			
	Boston PI, Holbrooks, Coventry CV6 5NN	Scrap My Car	Scrap Yard	Class B2	
	Boston PI, Holbrooks, Coventry CV6 5NN	Staircraft Joinery	Manufacturer	Class B2	
	Boston PI, Holbrooks, Coventry CV6 5NN	MOT DRS	MOT Centre	Class B2	
	Boston PI, Holbrooks, Coventry CV6 5NN	GME Springs	Manufacturer	Class B2	
	Boston PI, Holbrooks, Coventry CV6 5NN	Anderson Glassfibre Limited	Manufacturer	Class B2	
	Durbar Ave, Coventry CV6 5QF	Britannia Automotive Components Ltd	Vehicle Repair	Class B2	
	Durbar Ave, Coventry CV6 5QF	Hindu Temple	Place of worship	Class F1	
	Durbar Ave, Coventry CV6 5QF	Mosque	Place of worship	Class F1	

## Physical Appraisal

<b>Is the site in an area of flood risk?</b>	The site is located in Flood Zone One, indicating minimal flood risk.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	Given the existing poor amenities within the surrounding residential area, any development on the site is unlikely to affect the level of amenities for neighbouring residents adversely. The area already contends with inadequate amenities, suggesting that the development of this particular site would likely not further diminish the already limited amenities available to residents in the vicinity.
<b>Would development of the site have an adverse impact on important landscape features?</b>	The site does not benefit from any important landscape features.
<b>Would development of the site have an adverse impact on any</b>	The site currently does not face any statutory

# Coventry Employment Land Review Site Assessment Proforma

<b>designated sites or sites of environmental or ecological significance?</b>	environmental or ecological constraints.
<b>Can suitable access to the site be provided?</b>	Current access to the site is poor, the residential area and lack of parking provisions make providing strong access difficult
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not have any geographical or topographical features on the site.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	The site currently has no vacancies, this was confirmed with a desk-based search (21/12/2023).
<b>Are there any noticeable constraints on potential future development?</b>	There are several noticeable constraints on the potential future development of the site. The limited available space significantly restricts the scope and scale of any future development. Additionally, the presence of two places of worship on the site necessitates careful consideration due to their significance within the community, potentially impacting the design and nature of any proposed development. Furthermore, the site's location within a residential area adds another layer of consideration, requiring adherence to noise mitigation and preserving the area's residential character when planning for any future development initiatives.
<b>Is there any need for investment in the site?</b>	There's a clear and pressing need for investment in the site, evident in its run-down condition, this is visible from the unmaintained infrastructure. The severe lack of parking facilities exacerbates accessibility issues and hampers the site's functionality.
<b>How accessible is the site?</b>	The site exhibits varying degrees of accessibility from three different entry points. Durbar Avenue stands out as the most accessible entrance due to its wide entry point, offering the most convenient access. Despite featuring a wide road, Boston Place suffers from poor accessibility due to insufficient parking provisions and overall maintenance, limiting its potential. Queen Mary's Road serves as an exclusive access point for the mosque, segregating its use from general site accessibility. Considering these factors, Durbar Avenue emerges as the primary and most favourable access point among the three

# Coventry Employment Land Review Site Assessment Proforma

	entryways.
<b>What is the condition of the site?</b>	The site's condition is notably poor, marked by a lack of infrastructure maintenance. While the functional aspect of the units remains intact, the overall site infrastructure shows significant signs of neglect, contributing to its deteriorating state. This neglect has resulted in a run-down appearance and diminished quality, highlighting the urgent need for refurbishment and upkeep to restore the site to an acceptable standard.
<b>What is the quality of the site's surroundings?</b>	The site's immediate surroundings can be characterised as average, with relatively well-maintained housing contributing to an acceptable overall environment. However, the infrastructure in the vicinity presents room for improvement, indicating a need for enhancements to elevate the overall quality of the site's surroundings.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	In its current state, the site does not align well with sustainability markers. Its unfavourable proximity to housing and poor infrastructure indicates a lack of sustainability. However, the site's advantageous proximity to the A444 presents a potentially positive factor, contributing to regional connectivity and accessibility, albeit against the backdrop of its other sustainability challenges.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	Given the site is already developed, the site is considered brownfield. The current use means it is likely to have a minimal impact on the redevelopment process.
<b>Is the site accessible by public transport?</b>	0.1 mile South of the site on Lockhurst Lane is a bus stop that offers direct routes to the City Centre through services 3, 56 and 56B, taking roughly 10 minutes.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Further development of the site is not expected to significantly impact the local environment and biodiversity due to its industrial nature.
<b>How well does the site align with</b>	The site aligns with the growth sectors and industries

# Coventry Employment Land Review Site Assessment Proforma

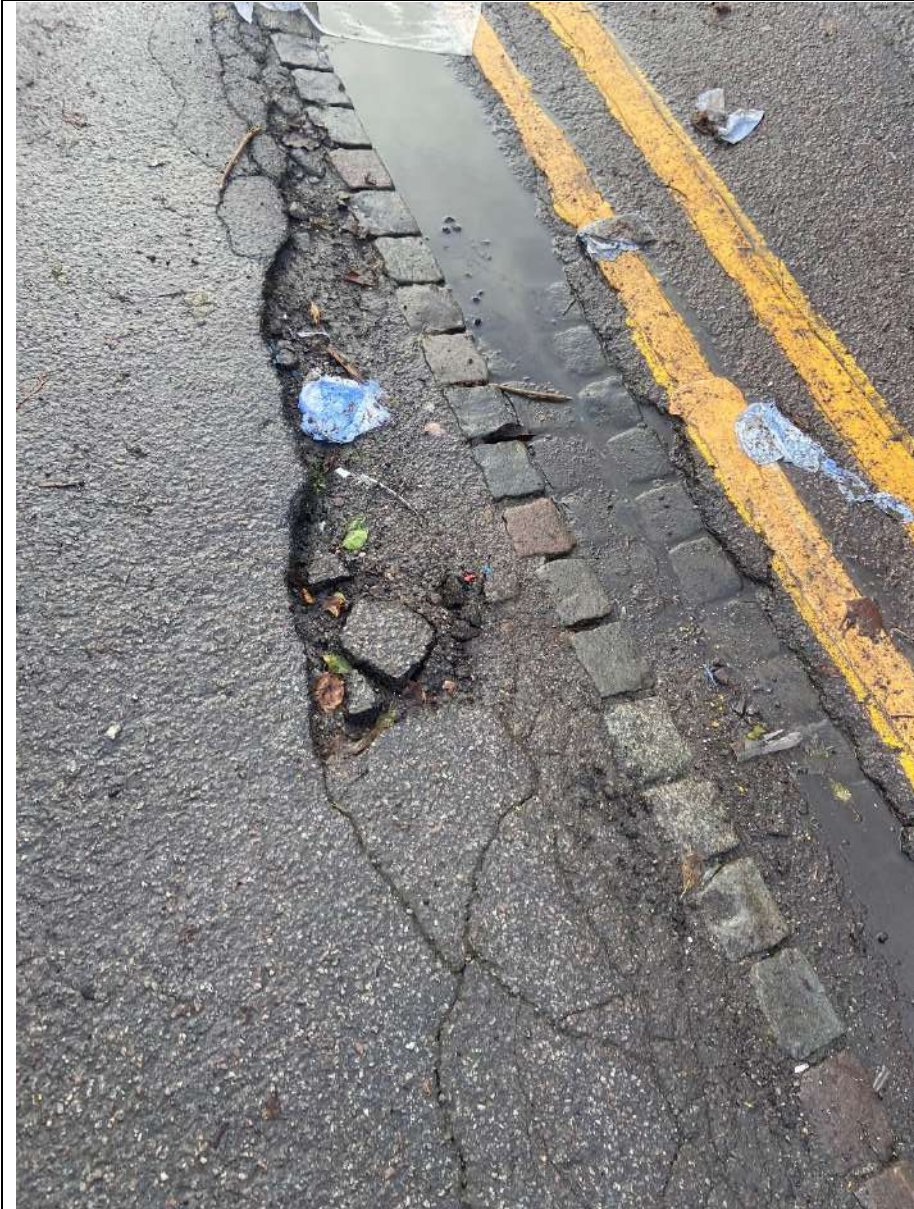
<p><b>the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>emphasised in the Council's Economic Development Strategy, specifically in its suitability for manufacturing and industrial uses, falling under Class B2 usage, a need identified in the Council's 2022 strategy. The existing features and infrastructure on the site complement and bolster this sector, making it an attractive choice for the intended development highlighted in the economic development strategy.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>The site holds potential for alternative uses beyond employment, particularly as a residential area. Transforming it into a residential space could contribute significantly to the area's development goals. Providing housing options could address the existing demand for residential spaces in the vicinity. This transformation could uplift the neighbourhood, enhancing its vibrancy and potentially attracting a diverse demographic.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site benefits from relative proximity to potential labour resources with relevant skills and qualifications for further employment development. Coventry College, situated 1.5 miles South of the site, serves as a potential source of skilled individuals. The availability of public transport links near the site could facilitate commuting for individuals seeking employment opportunities in the area.</p>

# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



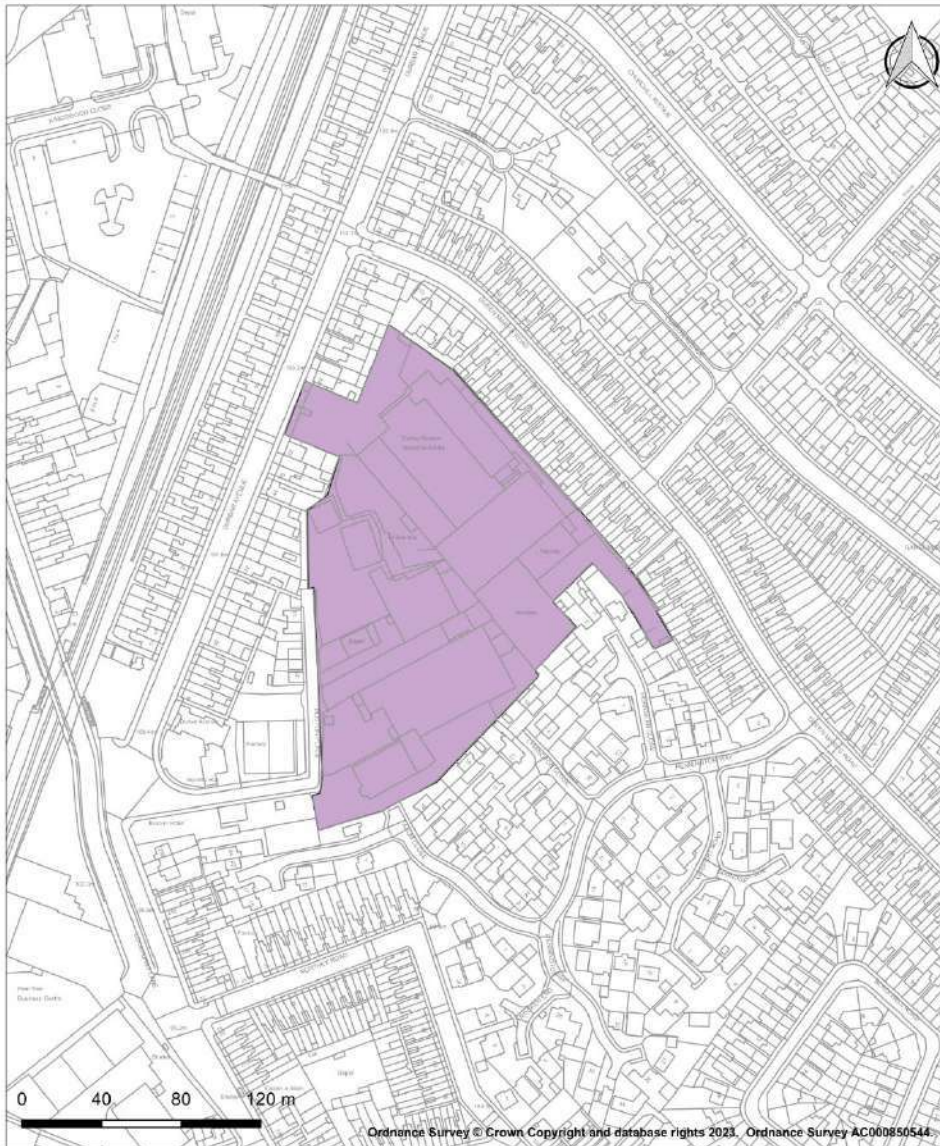
# Coventry Employment Land Review Site Assessment Proforma



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan

 26: Durbar Ave Industrial Estate, CV6 5NN



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CLIENT Coventry City Council	DATE: 04.12.2023	JOB REF:	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b>  Strategic Planning Research Unit Ground Floor, V1 - Velocity Tenor Street, Sheffield, S1 4BY T: 0114 228 9190 e: sheffield@dipconsultants.co.uk <small>© Crown Copyright and database rights 2023. Ordnance Survey AC000850544</small>
	SCALE: 1:2,500 @ A4	DRWG NO: D02.26	Checked KW	
PROJECT Employment Land Review	JOB NO: WAS326	DRWG TITLE Employment Sites		



# Coventry Employment Land Review

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	27	<b>Site Name</b>	Earl Place Business Park		
<b>Area (ha)</b>	3.3	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Earl Place Business Park, Fletchamstead Highway, CV4 9XL			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		The site is a mixed-use site made up of largely Class B2 uses, surrounding the site is more employment land to the south of the site. To the west and north is largely residential. Directly east of the site is the A45, which serves the site well, given its current use as employment land.			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		FUL/2019/1658 – Approved - Change of use of areas of car park to car parking and outside storage areas with associated fencing and landscaping.			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Earl Place Business Park, Fletchamstead Hwy, Coventry CV4 9XL	Multimatic Niche Vehicles Europe	Car Manufacturer	Class B2	
	Earl Place Business Park, Fletchamstead Hwy, Coventry CV4 9XL	Simply Gym	Gym	Sui generis	
	Earl Place	Alpine	Manufacturer	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

	Business Park, Fletchamstead Hwy, Coventry CV4 9XL				
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is located in Flood Zone 1, indicating minimal risk of flooding.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		The existing use of the site is considered an amenity. Removing this may cause a poorer level of amenity.			
<b>Would development of the site have an adverse impact on important landscape features?</b>		Given the developed nature of the site and minimal landscaping, further development will not impact any important landscape features.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		The site has no designated ecological or environmental constraints, and there are no such sites within a two kilometre radius of the location. Therefore, development on the site is not expected to have an adverse impact on any designated sites or areas of environmental or ecological significance.			
<b>Can suitable access to the site be provided?</b>		The existing access to the site is strong			
<b>Are there any unique geographical or topographical features at the site?</b>		The site does not benefit from any unique geographical or topographical features.			
<b>Market Appraisal</b>					
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>		A desk-based search (18/1/2024) revealed no units were for sale or to let. However, the site visit revealed at least one unit is vacant.			
<b>Are there any noticeable constraints on potential future development?</b>		The primary constraint on potential future development for this site is spatial limitations. The existing uses demand sufficient parking provisions, leaving the site at full capacity. The units already take up a large portion of the site.			
<b>Is there any need for investment in the site?</b>		The site is currently functional and does not demand immediate investment. However, if the preference is to retain it for employment use, strategic investments for redevelopment should be considered to enhance its			

# Coventry Employment Land Review Site Assessment Proforma

	overall functionality and adaptability to evolving needs.
<b>How accessible is the site?</b>	The site is very accessible it benefit from direct access from the A45 via the Fletchamstead Highway slip road. This increases the site's connectivity. The entrance to the site is wide, allowing for HGVs to pass through.
<b>What is the condition of the site?</b>	The site is in average condition. There is no immediate need for investment. The units are dated but remain functional. Any changes needed to these would be to meet the sustainability goals.
<b>What is the quality of the site's surroundings?</b>	Surrounding the site is in good condition. There is no immediate need for investment. The adjacent employment site is average and the infrastructure surrounding the site is strong.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site's proximity to the A45 enhances its sustainability by providing efficient transportation access. The site is also accessible by public transportation The combination of strategic location and public transportation links makes the site conducive to sustainable development practices.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is classified as a brownfield site, indicating that it has a history of prior development. The current use of the site implies relatively minimal implications for redevelopment.
<b>Is the site accessible by public transport?</b>	A bus stop directly outside the site on the A45 offers the bus services 18, 2A, and 18A provide direct access to the city centre within approximately 18 minutes, enhancing the site's connectivity for public transportation users.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Given the brownfield nature of the site and the existing industrial use, further development would likely have a limited impact on the local environment and biodiversity.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy?</b>	The site aligns with the Council's Economic Development Strategy through its proximity to the A45, enhancing its connectivity, which could be beneficial for alternative uses. The also offers quality B2 industrial space for

# Coventry Employment Land Review Site Assessment Proforma

<p><b>Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>manufacturing.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>The site is made up of large units and has the potential to offer more functional employment land; the site could provide several medium-sized Class B2 units. An alternative use for the site could be retail space, considering the proximity to other employment sites.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site is conveniently close to a potential labour force with relevant skills and qualifications, as Warwick University is located just 1 mile South of the site. This proximity to an educational institution provides an opportunity for collaboration and access to a skilled workforce, supporting potential further employment development.</p>

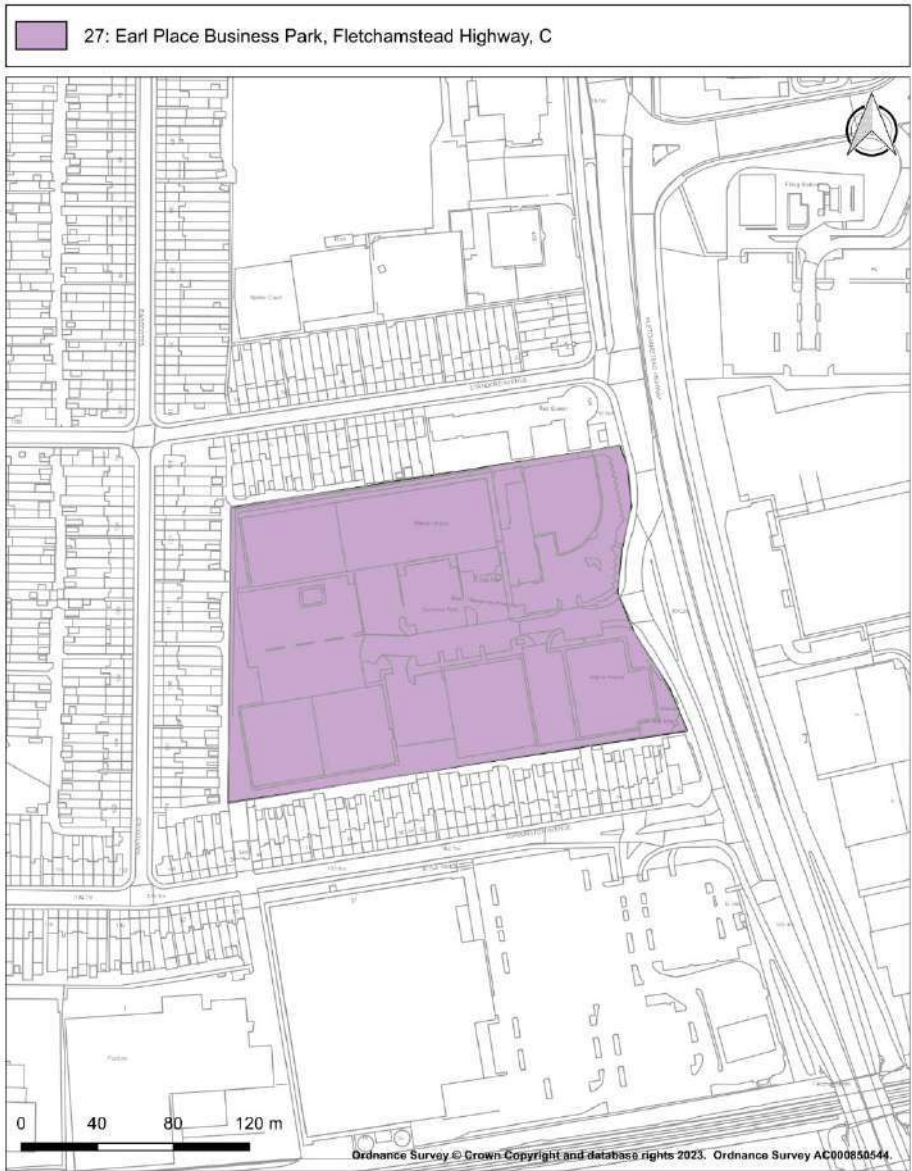
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	JOB REF D02.27	DRWG PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b>  Strategic Planning Research Unit Ground Floor, V1 - Velocity Larder Street, Sheffield, S1 4BY T 0114 228 9190 E shaffield@dipconsultants.co.uk <small>© Crown 2023. All Rights Reserved. DLP Planning, Leeds, London, Manchester and Rugeley</small>
	SCALE 1:2,500 @ A4	DRWG NO. WA5326	DRWG BY KW	
PROJECT Employment Land Review	DRWG TITLE Employment Sites			

# Coventry Employment Land Review

## Site Assessment Proforma

Site Information					
Site Ref.	28	Site Name	East Street Days Lane		
Area (ha)	2	Source	HELAA site		
Address / Location		East Street Days Lane, CV1 5LS			
Site Allocation / Policy Reference (if relevant)		StM004-23 – Lends itself to residential land			
Description of Site and Surrounding Area		<p>The site, comprised of ageing industrial units, exhibits no recent development activity. Surrounded predominantly by residential areas, Southfields Primary School is situated directly to the South, while to the South East lies another industrial estate in notably better condition. Accessible via East Street and Sparkbrook Street, the site features a narrow road, Days Lane, leading to a dead end, posing challenges for vehicular movement. On-site parking is severely limited. Despite these constraints, the site benefits from its strategic location, being near the A444, situated just 0.6 miles to the south.</p>			
Landowner(s) (if known)		Unknown			
Recent Relevant Planning History		No recent relevant planning history			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	East St, Coventry CV1 5LS	Foleshill Carpet Centre	Retail	Class E	
	32-42 East St, Coventry CV1 5LS	Lions Gym Mixed Martial Arts	GYM	Sui generis	
	Days La,	J & J	Retail	Class E	

# Coventry Employment Land Review Site Assessment Proforma

	Coventry CV1 5LE	Radiators Ltd			
	Days La, Coventry CV1 5LE	Arden Windows Ltd	Window supplier and manufacturer	Class B2/B8	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is located in Flood Zone 1, indicating minimal risk of flooding.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		The development of the site should be considerate of the residential surroundings to avoid negatively impacting the amenities for neighbouring residents. However, the site's existing use does not suggest that any further development would inherently result in a poorer level of amenity for the surrounding residents.			
<b>Would development of the site have an adverse impact on important landscape features?</b>		Given the industrial developed nature of the site and minimal landscaping, further development will not impact any important landscape features.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		The site has no designated ecological or environmental constraints, and there are no such sites within a two kilometre radius of the location. Therefore, development on the site is not expected to have an adverse impact on any designated sites or areas of environmental or ecological significance.			
<b>Can suitable access to the site be provided?</b>		Some alterations to the existing access would have to be made. East Street poses challenges for parking, contributing to road narrowing. Additionally, Days Lane serves no apparent purpose despite running through the site. It is crucial to address these limitations in access and parking when considering further development on the site.			
<b>Are there any unique geographical or topographical features at the site?</b>		The site does not benefit from any unique geographical or topographical features.			
<b>Market Appraisal</b>					
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>		A desk-based search (17/1/2024) revealed one industrial unit offering 1115 sqm within the site was to let. The site visit confirmed this.			
<b>Are there any noticeable</b>		The site is at full capacity, and the buildings' height offers			



# Coventry Employment Land Review

## Site Assessment Proforma

<b>constraints on potential future development?</b>	no opportunity for mezzanine floors. The developed nature of the site surroundings limits the expansion outwards.
<b>Is there any need for investment in the site?</b>	The site is in clear need of investment in both its infrastructure and units. The existing facilities show signs of aging, and improvements are necessary to enhance the overall condition and functionality of the site.
<b>How accessible is the site?</b>	Access to the site is somewhat challenging. The site is primarily accessed through East Street and Sparkbrook Street, with Days Lane running through it. However, Days Lane is extremely narrow and leads to a dead end, limiting accessibility. East Street presents parking challenges, as it is not suitable for larger vehicles and narrows the road further. Despite these challenges, the site benefits from its strategic location, being near the A444, which is accessible within 0.6 miles south of the site.
<b>What is the condition of the site?</b>	The site contains old industrial units, showing no signs of recent development. The existing infrastructure is in poor condition, requiring significant investment. The limited on-site parking also adds to the site's overall poor condition.
<b>What is the quality of the site's surroundings?</b>	The site's surroundings exhibit a mixed quality, with average residential surroundings and a nearby industrial estate in much better condition than the subject site.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	While the site benefits from a strategic location near the A444, the sustainability is compromised due to the poor quality of the units and infrastructure, limiting its overall sustainability.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is classified as a brownfield site, indicating that it has a history of prior development. The current use of the site implies relatively minimal implications for redevelopment. However, it is crucial to note that if the site has historical ties to manufacturing, there is a potential risk of land contamination that should be carefully assessed and addressed during any redevelopment efforts.
<b>Is the site accessible by public transport?</b>	The site is accessible by public transport, with bus routes 17 and 17A on Paynes Lane (directly outside the site) providing direct access to the city centre within approximately 6 minutes.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any</b>	Given the brownfield nature of the site and the existing industrial use, further development would likely have a limited impact on the local environment and biodiversity.

# Coventry Employment Land Review Site Assessment Proforma

<p><b>specific measures or considerations to mitigate or enhance this impact?</b></p>	
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site aligns well with the growth sectors and industries identified in the Council's Economic Development Strategy. Offering B2 space, the site caters to the economic emphasis on Advanced Manufacturing &amp; Engineering, supporting the demand for skilled labour in this sector. Its strategic location near major road networks, including the A444, enhances accessibility, making it particularly suitable for businesses in these growth sectors.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>Given the mixed quality of the site's surroundings and its strategic location near the A444, alternative uses such as residential development, particularly an apartment complex or a small number of dwellings, could be suitable. However, any transformation would require careful consideration of infrastructure improvements, including widening or removing Days Lane to enhance accessibility and contribute positively to the overall development goals of the area.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site is well-positioned in terms of accessing a skilled workforce. It features an on-site training centre, providing a valuable resource for workforce development. Furthermore, Coventry College is less than a mile northwest of the site, and Coventry University Campus is situated approximately 1 mile southwest. These educational institutions contribute to the availability of a skilled labour force in close proximity to the site.</p>

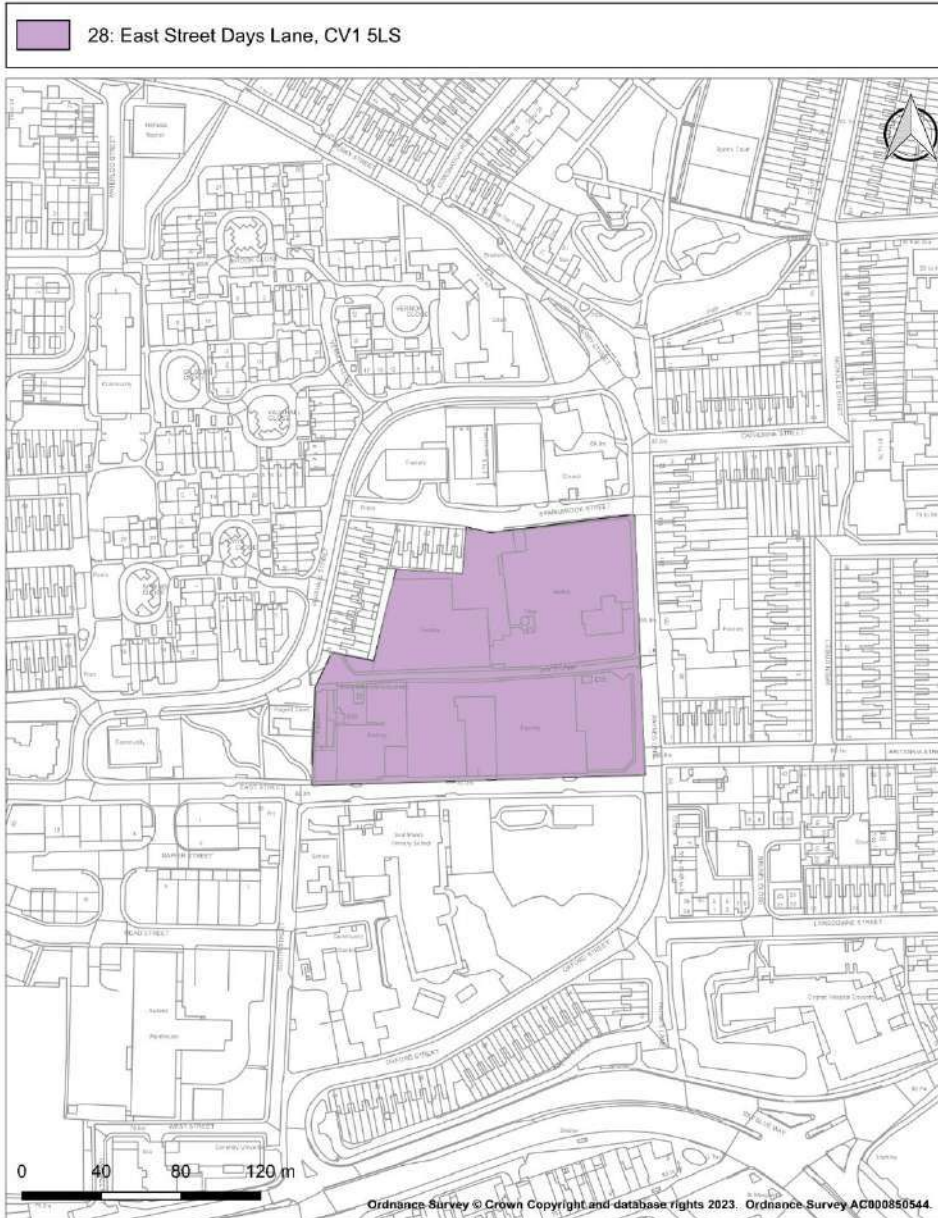
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs

*The site was not photographed busy nature of the site made it hard to stop and take pictures.*

# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE: 04.12.2023	JOB REF:	Drawn PMG
	SCALE: 1:2,500 @ A4	DRWG NO: D02.28	Checked KW
PROJECT Employment Land Review	JOB NO: WAS326		<b>STRATEGIC PLANNING                  RESEARCH UNIT</b> Ground Floor: V1 - Velocity Tenor Street, Sheffield, S1 4BY T: 0114 228 9190 e: sheffield@dipconsultants.co.uk <small>© Crown Copyright and database rights 2023. Ordnance Survey AC000850544</small>
	DRWG TITLE: Employment Sites		

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	29	<b>Site Name</b>	Edgewick Park		
<b>Area (ha)</b>	2.8	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Canal Rd, CV6 5RE			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		<p>The site is a diverse mix of uses, primarily falling under Class B2 and B8 categories, encompassing industrial and manufacturing activities. Other units include a takeaway, a car dealership, and a supermarket, fostering a varied commercial environment. To the south lies the newly established Blue Ribbon Industrial Park, indicating ongoing industrial development in the area. Residential areas predominantly surround the site. The site offers convenient access to the A444, a major road artery, enhancing its connectivity to broader transportation networks.</p>			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		FUL/2019/0111 – Approved - Installation of new swing arm barrier to customer parking area and new smoking shelter in rear Royal Mail yard, removal of bike shelters in customer car park and relocation of bike storage and 5 additional car parking spaces			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Blue Ribbon Park, 1 The Stampings, Coventry CV6 5AB	Royal Mail	Sorting centre	Class B8	
	5RG, 3 John Wigley Way, Coventry	Mercedes-Benz	Car dealership	Sui generis	

# Coventry Employment Land Review Site Assessment Proforma

	CV6 5RG				
	Canal Rd, Coventry CV6 5GN	Autowerx	Vehicle Repair	Class B2	
	Blue Ribbon Park, 12 The Stampings, Coventry CV6 5RE	Atritor Limited	Manufacturer	Class B2	
	Blue Ribbon Park, 6 The Stampings, Coventry CV6 5RE	ABC Van Hire/ABC Tool Hire	Vehicle/Tool Rental	Sui generis/Class E	
	John Wigley Way, The Stampings, Coventry CV6 5RF	The Grill Shack	Takeaway	Sui generis	
	Blue Ribbon Park, 4 The Stampings, Coventry CV6 5RE	A Di Maria & Son	Wholesale importer and	Class B8	
	1 John Wigley Way, Foleshill, Coventry CV6 5RF	Lidl	Supermarket	Class E	
	14 The Stampings, Canal Rd, Coventry CV6 5RB	Regency Motors Coventry	Vehicle Repair	Class B2	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is located in Flood Zone One, indicating minimal flood risk.			
<b>Would development of the site offer a poor level of amenity to</b>		The site's current use, including a supermarket, contributes positively to the neighbourhood's amenities. Any			

# Coventry Employment Land Review

## Site Assessment Proforma

<b>neighbouring residents?</b>	development should be assessed for potential disruptions like increased traffic or noise, due to the nearby residential area.
<b>Would development of the site have an adverse impact on important landscape features?</b>	The site does not benefit from any important landscape features.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site currently does not face any statutory environmental or ecological constraints.
<b>Can suitable access to the site be provided?</b>	The current access to the site is strong.
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not have any geographical or topographical features on the site.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	The site appears to be fully occupied; a desk-based search confirmed this (conducted 18/12/2023).
<b>Are there any noticeable constraints on potential future development?</b>	The site holds promise for development due to its favourable location and accessibility. However, one noticeable constraint is its size. A significant portion is presently designated for parking, which is currently adequate for the site's success. Removing this space for development could potentially impact the site's future success.
<b>Is there any need for investment in the site?</b>	The southern-western part of the site appears comparatively dated compared to the rest, although it does not require immediate investment. However, some updates could enhance its overall appeal and align it better with the site's contemporary features.
<b>How accessible is the site?</b>	The site has excellent accessibility with its border along the A444 and primary access via Foleshill Road onto John Wigley Way. These roads offer ample width, facilitating smooth traffic flow and ensuring easy accessibility to and from the site.
<b>What is the condition of the site?</b>	The site is predominantly of high quality, having undergone significant redevelopment. Most areas exhibit modernisation and functionality. However, the southwest section could

# Coventry Employment Land Review

## Site Assessment Proforma

	benefit from further redevelopment, as existing buildings there offer limited room for vertical expansion despite their current functionality.
<b>What is the quality of the site's surroundings?</b>	The site's surroundings boast a high-quality environment with strong infrastructure and well-maintained surroundings, contributing to a favourable overall area quality.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site's sustainability is bolstered by its accessible location. Its proximity and easy access contribute to its sustainable positioning, enabling efficient transportation and reducing potential environmental impacts related to travel.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	Given the site is already developed, the site is considered brownfield. The current use means it is likely to have a minimal impact on the redevelopment process.
<b>Is the site accessible by public transport?</b>	The nearest bus stop is just outside the site on Foleshill Road; this bus stop offers services 20, 20B and 148 to Coventry city centre, which takes roughly 10 minutes.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Further development on the site would have minimal impact on the environment and biodiversity.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b>	The site aligns with the growth sectors and industries emphasised in the Council's Economic Development Strategy, specifically in its suitability for manufacturing and industrial uses, falling under Class B2/B8 usage, a need identified in the Council's 2022 strategy. The existing features and infrastructure on the site complement and bolster this sector, making it an attractive choice for the intended development highlighted in the economic development strategy.
<b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative</b>	The site presents opportunities beyond pure employment usage. While it currently holds a good mix of functions, there's potential to diversify by accommodating various industrial uses. Introducing industrial elements alongside



# Coventry Employment Land Review Site Assessment Proforma

<p><b>uses contribute to the overall development goals of the area?</b></p>	<p>existing functions can contribute to a more versatile and dynamic site. This expansion could align with the area's development goals by fostering a multifaceted environment, potentially attracting a broader range of businesses and bolstering economic growth while maintaining a balanced mix of uses.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site has favourable connections to public transport and the A444, likely ensuring access to a skilled labour force. Additionally, Coventry College, situated just 2.5 miles away, offers further development and training opportunities, supporting workforce needs for potential endeavours.</p>

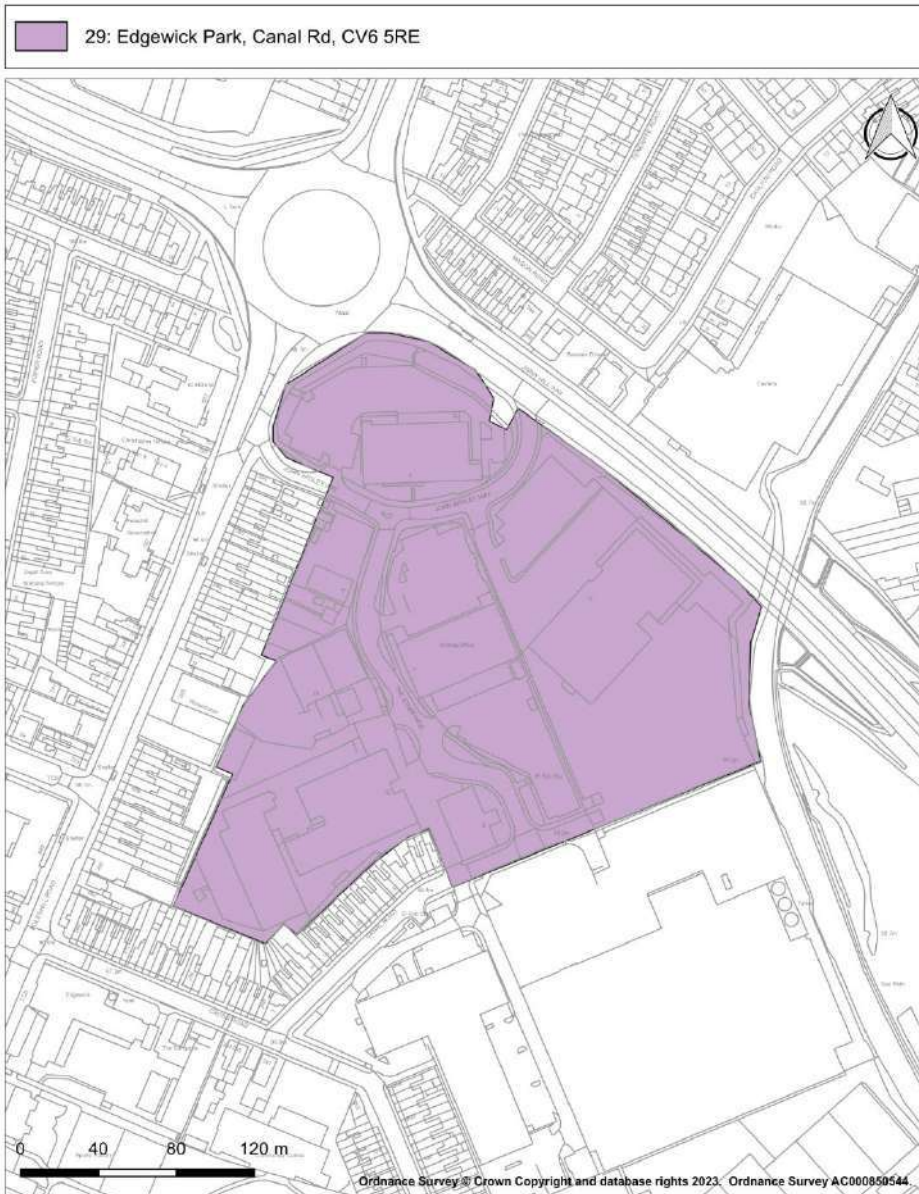
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OR REP D02.29	Author PMG	 Strategic Planning Research Unit
	SCALE 1:2,500 @ A4	DRAWN NO.	Checker KW	
PROJECT Employment Land Review	JOB NO. WAS326	DRYVQ TITLE Employment Sites	Ground Floor V1 - Velocity Bentley Street, Sheffield, S1 4BY t 0114 228 9190 e sheffield@dipconsultants.co.uk	

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	30	<b>Site Name</b>	Fletchamstead Highway Industrial Estate		
<b>Area (ha)</b>	0.7	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Canley, Coventry CV4 7BB			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		This small employment site is primarily composed of Class B2 units, catering to smaller businesses. It sits adjacent to the A45, providing convenient access to major transportation routes. The surrounding area is primarily residential, contributing to a mixed-use environment. Roughly 100 meters east of the site, there is a golf course, offering a nearby recreational option for the area.			
<b>Landowner(s) (if known)</b>		Coventry City Council			
<b>Recent Relevant Planning History</b>		No recent relevant planning history			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	170 Fletchamstead Highway, Coventry, CV4 7BB	Q.A. Window Systems Ltd	Window fitting	Class B2	
	198 Fletchamstead Hwy, Canley, Coventry CV4 7BB	Priority Freight	Freight Service	Class B8	
	174 Fletchamstead Hwy, Canley, Coventry CV4	Clutch Clinic	Vehicle Repair shop	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

	7BB				
	176, Fletchamstead Highway Industrial, Coventry, West Midlands CV4 7BB	Phoenix Balancing Limited	Engineering	Class B2	
	192 - 194, Fletchamstead Highway Industrial, Coventry, CV4 7BB	Edm Plus (UK) Ltd	Manufacturing	Class B2	
	188 Fletchamstead Highway, Coventry, West Midlands CV4 7BB	JPL Designs Limited	Kitchen Fitting	Class B2	
	190, Fletchamstead Highway Industrial, Coventry, West Midlands CV4 7BB	Ramp & Wrench Limited	Vehicle Repair shop	Class B2	
	196 Fletchamstead Highway, Coventry, CV4 7BB	Trailertrek Limited	Vehicle Modification	Class B2	
	180, Fletchamstead Highway Industrial, Coventry, CV4 7BB	Evolution Of Fitness Ltd	Fitness centre	Sui Generis	
	184, Fletchamstead Highway Ind. Estat, Coventry,	Cahill Contractors Limited	Contractors	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

	CV4 7BB				
	178 Fletchamstead Highway, Fletchamstead Highway, Coventry, CV4 7BB	Coventry Limited	Signs	Manufacturing	Class B2
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is in flood risk one indicating little flood risk.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		Considering the size of the site and its current use, any potential development is unlikely to offer a poor level of amenity to neighbouring residents. However, it's crucial to acknowledge and consider the neighbouring residents' needs and concerns during any development planning. Given the site's smaller scale and existing use for employment purposes, significant adverse effects on neighbouring residents' amenities are less probable.			
<b>Would development of the site have an adverse impact on important landscape features?</b>		The site does not benefit from any significant landscape features given the fact the land is previously developed			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		The site itself does not face statutory ecological or environmental constraints. However, it's important to note the proximity of Canley Ford nature reserve, approximately 400 meters East of the site. While this nature reserve is close, the impact of any development on it is likely to be minimal due to the distance.			
<b>Can suitable access to the site be provided?</b>		The existing infrastructure surrounding the site is adequate, providing reasonably suitable access. However, access for the site itself is relatively poor, indicating there is a potential for the access to be better but in the current state it is poor.			
<b>Are there any unique geographical or topographical features at the site?</b>		The site does not have any unique geographical or topographical feature			
<b>Market Appraisal</b>					
<b>What is the market activity on the site (occupancy/vacancy</b>		A desk-based search (12/12/2023) revealed one vacancy on the site, 184 Fletchamstead Highway advertised as an			

# Coventry Employment Land Review Site Assessment Proforma

rates etc.)?)	industrial unit.
<b>Are there any noticeable constraints on potential future development?</b>	The biggest constraint to development is the site size, the existing units do not offer any opportunity for vertical expansion
<b>Is there any need for investment in the site?</b>	The site would benefit from investment, this could either be through improving the access from the roundabout or modernising the existing units to ensure they can provide a high-quality employment space.
<b>How accessible is the site?</b>	The site is accessed via Fletchamstead Highway, directly in front of the units, and linked to Sir Henry Parkes Road through a narrow road at a roundabout junction. The accessibility is limited due to the narrowness of Sir Henry Parkes Road and the absence of parking provisions on-site, resulting in overall poor access conditions.
<b>What is the condition of the site?</b>	The current units are relatively run down, though functional they would benefit from modernisation to improve the quality of them.
<b>What is the quality of the site's surroundings?</b>	The site surroundings exhibit a relatively average quality, with the infrastructure being satisfactory and the housing appearing adequately maintained. There are no apparent indicators suggesting an immediate need for redevelopment in the area.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site's location appears somewhat arbitrary, situated amidst mainly residential surroundings, with a larger B8 unit positioned directly to the North. Despite this, the site benefits from access to the A45, which contributes to its sustainability by enhancing connectivity to major transportation routes. However, the surrounding predominantly residential area might pose challenges in terms of synergy with the site's industrial nature, impacting its overall sustainability from a contextual perspective.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is a brownfield area, previously developed for manufacturing purposes. This history will likely not pose constraints on redevelopment.
<b>Is the site accessible by public</b>	The site has good access to public transport. Canley

# Coventry Employment Land Review

## Site Assessment Proforma

<p><b>transport?</b></p>	<p>Station, located 0.6 miles North of the site, provides train access to the city centre. Additionally, there's a bus stop on Sir Henry Parkes Road, just 0.2 miles West of the site, serviced by the number 11 bus offering a direct route to the city centre in approximately 30 minutes. These transport options significantly enhance the site's accessibility to and from the city centre for commuters or visitors.</p>
<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>Given the existing landscape, the site's environmental and ecological impacts are projected to be minimal. However, there is still a need to consider the Nature reserve East on the site</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The biggest alignment with the Economic Development Strategy for this site is its strategic location, positioned near major transportation routes like the A45, facilitates accessibility. The size of the site does not allow for largescale B8 but smaller scale B8 could be used on this site, like the company Priority Freight</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>Considering the existing infrastructure, residential development could be a more suitable alternative use for the site apart from employment. The site's infrastructure, particularly in a predominantly residential area, might align better with residential development goals. Shifting the use towards housing could contribute to the area's development goals by potentially addressing local housing needs and blending more harmoniously with the surrounding residential landscape.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site benefits from reasonable accessibility and is within proximity to a potential labour force possessing relevant skills and qualifications. Advance 4 Training, located 2.2 miles West of the site, stands as the nearest training centre offering a diverse array of courses. This proximity to a training facility supports workforce development by providing opportunities for skill enhancement and qualification attainment, fostering a capable labour force for potential further employment development on the site. Additionally, the site's accessibility likely enables the commuting of skilled individuals from neighbouring areas, contributing to the available workforce pool.</p>



# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF	Drawn PMG
	SCALE 1:2,500 @ A4	DRWG NO D02.30	Checked KW
PROJECT Employment Land Review	JOB NO WA5326	DRWG TITLE Employment Sites	<b>STRATEGIC PLANNING RESEARCH UNIT</b>  Strategic Planning Research Unit Ground Floor, V1, Velocity Central Street, Sheffield, S1 4BY T 0114 228 9190 e sheffield@dipconsultants.co.uk

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	31	<b>Site Name</b>	Fmr Talon Unit		
<b>Area (ha)</b>	0.6	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Fmr Talon Unit 145 Foleshill Rd, CV1 4LF			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		This site comprises a single functional storage unit with limited access despite its direct link to the road. The site's surroundings paint a varied picture: to the East, several supplier-type buildings populate the area, including builders, merchants, and vehicle supplies. Moving North leads to a focus on electrical apparatus, while the Western boundary adjoins the tranquil Coventry Canal, with another employment site situated across the water. To the South lies a residential area, contributing to the site's diverse and mixed surroundings.			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		No recent relevant planning history.			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	145 Foleshill Rd, Coventry CV1 4LF	Simple Storage Solutions	Storage Unit	Class B8	
Physical Appraisal					
<b>Is the site in an area of flood risk?</b>		The site is located in Flood Zone One, indicating minimal flood risk.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		Considering the site's size and its surrounding context of similar-use buildings, the potential development is unlikely to significantly impact the amenity level for neighboring			

# Coventry Employment Land Review

## Site Assessment Proforma

	residents.
<b>Would development of the site have an adverse impact on important landscape features?</b>	The site does not benefit from any important landscape features.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site currently does not face any statutory environmental or ecological constraints.
<b>Can suitable access to the site be provided?</b>	The site's current access is adequate, whilst the roads and parking facilities could do with resurfacing the access is functional.
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not have any geographical or topographical features on the site.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (3/1/2024) revealed the site has no unit listed to let or for sale. On the site visit the site was confirmed to be occupied.
<b>Are there any noticeable constraints on potential future development?</b>	The site's primary constraint for potential future development is its limited size. Presently, the site accommodates a single unit with adequate parking provisions for its current use. However, should the site undergo redevelopment, ensuring sufficient parking provisions will be essential due to the site's restricted size and the need for improved access. Addressing parking requirements will facilitate the development and offer an opportunity to enhance access to the site, thereby optimising its functionality and potentially improving overall accessibility in the area.
<b>Is there any need for investment in the site?</b>	The site would benefit from investments in resurfacing the road surrounding and on the site to improve access.
<b>How accessible is the site?</b>	The site is directly accessible from Foleshill Road. Although the current access could be improved through resurfacing, the site's proximity to Coventry city centre, within just 0.5 miles to the south, further enhances its accessibility. This proximity positions the site advantageously, allowing for convenient access to urban amenities and transportation networks, contributing positively to its overall accessibility.

# Coventry Employment Land Review Site Assessment Proforma

	quotient.
<b>What is the condition of the site?</b>	The site's overall condition is satisfactory, the unit is functional, and the access is also satisfactory; this would benefit.
<b>What is the quality of the site's surroundings?</b>	Surrounding the site is good quality; there are several new developments considered employment land and new residential developments, there is no immediate need for investment.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The location of the site is sustainable. The proximity to the city centre and Foleshill Road makes it accessible to transport links (A444 and the M6) and commutable.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	Given the site is already developed, the site is considered brownfield. The current use means it is likely to have a minimal impact on the redevelopment process.
<b>Is the site accessible by public transport?</b>	0.2 miles North of the site on Foleshill Road, the services 148, 20 and 56B offer a direct route to the city centre in roughly 5 minutes
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Given the site's currently developed nature and minimal landscaping, there is likely little impact on the local biodiversity and environment.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b>	Currently utilised for storage (Class B8), has potential alignment with Coventry City Council's Economic Development Strategy. While its focus on storage may not directly correspond to the emphasised sectors like Advanced Manufacturing & Engineering and the Creative & Tourism industries, the site's strategic location near the city centre and transportation networks aligns with the strategy's emphasis on accessibility to urban amenities.
<b>Are there alternative uses for the site, apart from employment,</b>	Given its strategic location near the city centre and transportation networks, the site could be repurposed for

# Coventry Employment Land Review Site Assessment Proforma

<p><b>that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>mixed-use development, incorporating elements such as residential or retail spaces. By diversifying its function, the site could contribute to creating a vibrant and integrated community, fostering a more dynamic urban environment. Additionally, considering the site's potential to be split into two medium-sized units, it could address the current void in available spaces, providing flexibility for businesses of different scales.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site is strategically positioned in proximity to a potential labour force with the relevant skills and qualifications for further employment development. Coventry College, located just 0.6 miles southeast of the site, serves as a key educational institution capable of providing training facilities to support workforce development. This proximity enhances the site's potential for attracting skilled individuals and fostering collaborations with educational programs to meet industry demands. Furthermore, the site's accessibility from the city centre and connectivity to the A444 further strengthen its appeal, offering convenient access to amenities and transportation networks, aligning well with the overall goals of workforce development and economic growth in the area.</p>

# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs





# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	DR REF D02.31	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b> Ground Floor, V1 - Velocity Tenet Street, Sheffield, S1 4BY t 0114 228 9190 e sheffield@dipconsultants.co.uk	 Strategic Planning Research Unit
	SCALE 1:2,500 @ A4	ORNO NO.	Checked KW		
PROJECT Employment Land Review	DRWG TITLE Employment Sites	<small>© Crown Copyright and database rights 2023. Ordnance Survey AC000650544.</small>			

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	32	<b>Site Name</b>	Foleshill Enterprise Park		
<b>Area (ha)</b>	2.8	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Foleshill Enterprise Park, CV6 5NX			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		<p>Situated in a strategically advantageous location, this site offers a diverse mix of units accommodating both Class B8 and Class E uses. Despite their age, these buildings are well-maintained, ensuring functionality and durability. The site is conveniently positioned between Coventry City Centre and the A444, facilitating ease of transportation. Its surroundings reflect a diverse landscape: to the West lies another employment site, while the Southern boundary borders the Coventry Canal. The East is predominantly residential, with the North area characterised by residential zones alongside a bustling parade of shops.</p>			
<b>Landowner(s) (if known)</b>		Coventry City Council			
<b>Recent Relevant Planning History</b>		No recent relevant planning history			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Foleshill Enterprise Park, Courtaulds Way, Foleshill, Coventry CV6 5NX	Aston & Fincher	Supplier	Class B8	
	Foleshill Enterprise Park, Courtaulds	Toolstation	Supplier	Class B8	

# Coventry Employment Land Review Site Assessment Proforma

	Way, Foleshill, Coventry CV6 5NX				
	Foleshill Enterprise Park, Courtaulds Way, Foleshill, Coventry CV6 5NX	Edmundson Electrical	Supplier	Class B8	
	Foleshill Enterprise Park, Courtaulds Way, Foleshill, Coventry CV6 5NX	Rexel	Supplier	Class B8	
	Foleshill Enterprise Park, Courtaulds Way, Foleshill, Coventry CV6 5NX	Heart England	of Office	Class E	
	Enterprise House, Courtaulds Way, Foleshill, Coventry CV6 5NX	Enterprise House	Office	Class E	
	Enterprise House, Courtaulds Way, Foleshill, Coventry CV6 5NX	HBT communications	Office	Class E	

# Coventry Employment Land Review Site Assessment Proforma

	Foleshill Enterprise Park, Tower Court, Courtaulds Way, Coventry CV6 5NX	Capita	Office	Class E	
	Foleshill Enterprise Park, Tower Court, Courtaulds Way, Coventry CV6 5NX	Bupa Cash Plan	Office	Class E	

## Physical Appraisal

<b>Is the site in an area of flood risk?</b>	The site is located in Flood Zone One, indicating minimal flood risk despite the south of the site boarding Coventry Canal.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	The absence of immediate local amenities surrounding the site suggests the development may not directly impact neighbouring residents' amenity levels. However, a comprehensive evaluation should consider potential indirect effects, such as increased traffic, noise, or visual impact, and explore plans for mitigating these impacts or introducing new amenities to enhance the overall neighbourhood amenities.
<b>Would development of the site have an adverse impact on important landscape features?</b>	The presence of mature trees and the adjacent Coventry canal underscores the importance of preserving biodiversity. Any development should prioritise safeguarding these older trees and the canal's biodiversity, considering measures to minimise disturbance and integrate the existing landscape features into the design to maintain and enhance the site's ecological richness.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site currently does not face any statutory environmental or ecological constraints.

# Coventry Employment Land Review

## Site Assessment Proforma

<b>Can suitable access to the site be provided?</b>	The existing access to the site is strong
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not have any geographical or topographical features on the site.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	Whilst the site appeared to be fully occupied, a desk-based search (8/1/2024) revealed two office units are to let, providing 471 sqm and 466 sqm of Class E space.
<b>Are there any noticeable constraints on potential future development?</b>	The site faces evident limitations for future development, primarily due to robust parking provisions already in place. Any expansion could significantly strain these provisions, leading to potential challenges. Additionally, the presence of well-established greenery and landscaping highlights a risk of biodiversity loss if not carefully considered. Further development might disrupt or compromise this existing greenery, impacting the site's biodiversity. Thus, future plans should account for these constraints, aiming to balance expansion needs while safeguarding parking capacities and preserving the site's valuable greenery to prevent biodiversity loss.
<b>Is there any need for investment in the site?</b>	The site is robust and well-equipped, demonstrating no immediate need for additional investment.
<b>How accessible is the site?</b>	The site's access via Courtaulds Way directly off Foleshill Road offers a wide entry point, enhanced by sufficient parking provisions, contributing to its accessibility. Moreover, its proximity, just 0.8 miles north, to the A444—a vital transport route connecting to the M6 and Coventry City Centre—further reinforces its advantageous connectivity, facilitating accessibility and ease of transportation to and from key areas within the region.
<b>What is the condition of the site?</b>	The site maintains excellent condition despite the units' comparative age to others in Coventry. These older units are robust and well-equipped for their present purposes, reflecting a solid infrastructure that supports their current use effectively. This resilience showcases the site's durability and suggests a strong foundation for ongoing functionality without the immediate need for upgrades or major redevelopment.
<b>What is the quality of the site's</b>	Surrounding the site are mainly other employment sites

# Coventry Employment Land Review

## Site Assessment Proforma

<b>surroundings?</b>	and residential dwellings. These are of relatively good quality and there is no immediate need for investment.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site's location demonstrates sustainability in multiple facets. Its proximity to major transport links ensures good accessibility, contributing to reduced commuting pressures and environmental impact. Additionally, the site's well-maintained landscaping not only enhances its aesthetic appeal but also supports biodiversity and environmental sustainability. The mixed-use aspect aids in meeting local employment needs, fostering a balanced and self-sufficient community.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	Given the site is already developed, the site is considered brownfield. The current use means it is likely to have a minimal impact on the redevelopment process.
<b>Is the site accessible by public transport?</b>	0.2 miles Northeast of the site on Foleshill Road is a bus stop that offers services 148, 20 and 20A to provide direct access to Coventry city centre in roughly 7 minutes.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Further development on the site could affect the local environment and biodiversity, particularly the landscaping and Coventry canal. To mitigate this, preserving existing landscaping, integrating it into new plans, and implementing eco-friendly design around the canal can help minimise disturbances and sustain or enhance biodiversity.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b>	The site strongly aligns with Coventry City Council's Economic Development Strategy (2022) by offering a mix of Class B8 and Class E spaces that cater to the emphasised sectors of Advanced Manufacturing engineering and Creative industries. Its proximity to educational institutions like Coventry College and accessibility via major transport routes supports the strategy's focus on developing a skilled labour force and promoting sustainable transportation. However, while its sustainable location and existing features meet several strategy goals, future development should prioritise preserving greenery to avoid biodiversity loss, ensuring alignment with the strategy's commitment to sustainability

# Coventry Employment Land Review Site Assessment Proforma

	and addressing inequalities.
<b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b>	while the site currently focuses on employment-related Class B8 and Class E spaces, there's potential to expand its offerings to include more creative Class E spaces. This adjustment could cater to the demand for such spaces as outlined in the Economic Development Strategy. By accommodating more creative class E spaces, the site could contribute significantly to the overall development goals of the area outlined in the Economic Development Strategy. It would support the strategy's emphasis on fostering the Creative industries, aligning with the goal of promoting a Cultural City and expanding the creative and tourism sectors.
<b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b>	The site benefits from proximity to a skilled labour force and educational resources crucial for potential employment development. Coventry College, situated just 1.4 miles southeast, provides access to relevant training and qualifications. Additionally, the site's excellent connectivity to the city centre within approximately 7 minutes via public transportation and its easy access to the A444 and the M6 ensures access to a diverse labour pool. This accessibility to both educational institutions and major transport routes suggests the site is well-positioned to meet labour skill requirements for future development.

# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



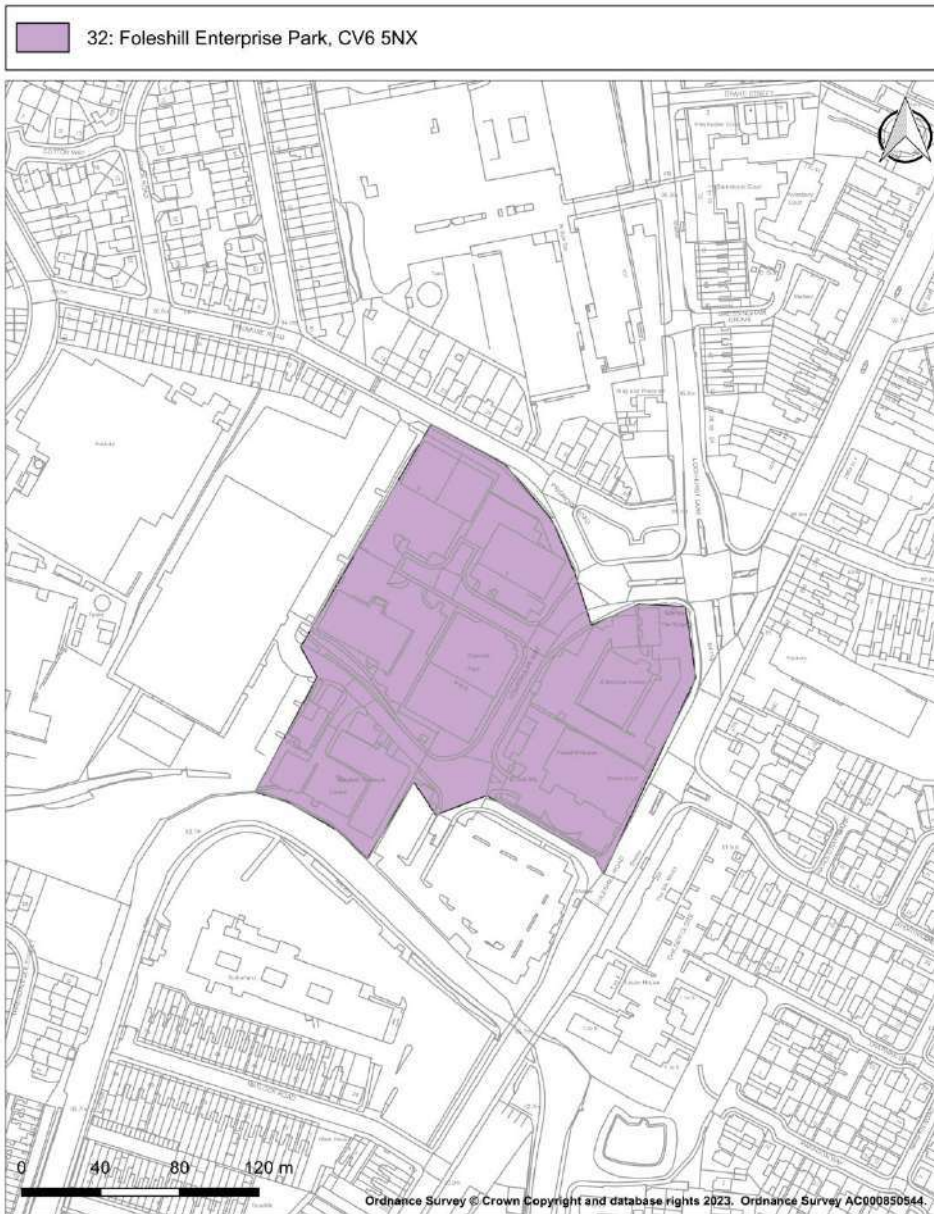


# Coventry Employment Land Review Site Assessment Proforma



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF D02.32	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b>  Strategic Planning Research Unit
	SCALE 1:2,500 @ A4	DRWG NO	Checked KW	
PROJECT Employment Land Review	DRWG TITLE Employment Sites		Ground Point: V1 - Velocity Terrier Street, Sheffield, S1 4BF t: 0114 228 9190 e: sheffield@dipconsultants.co.uk	

# Coventry Employment Land Review

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	33	<b>Site Name</b>	Hales Industrial Estate		
<b>Area (ha)</b>	5	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Rowleys Green, CV6 6AN			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		The site, primarily industrial with some sui generis units, is in a regeneration phase, notably in the northeast area. Positioned off Rowley's Green Lane, it's bordered by an industrial estate to the west, Coventry Arena to the south, and residential dwellings to the north. To the east lie a railway, Coventry canal, and apartment buildings.			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Relevant Recent Planning History</b>		<p>FUL/2020/0738 – Approved - Redevelopment of the site to provide a mixed-use scheme comprising a hotel along with a drive-thru restaurant, car parking spaces and associated vehicular access and landscaping.</p> <p>FUL/2021/2893 – Approved - Erection of two industrial units (Use Class B2)</p>			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Rowley's Green Ln, Longford, Coventry CV6 6AQ	Supershining Car Wash & Valeting Centre	Carwash	Sui generis	
	Judds Ln, Longford, Coventry CV6 6AQ	MINI Works - Coventry	Vehicle repair	Class B2	
	Trailer Hire, Judds Ln, Longford, Coventry CV6 6AQ	Coventry Trailer Hire	Trailer rental	Sui generis	
	Unit 1 kwikform buildings, hales industrial, Rowley's Green	Davison transport	Trucking Company	Class B8	

# Coventry Employment Land Review Site Assessment Proforma

	Ln, Coventry CV6 6AN				
	Unit 8, Kwik Form Bldg, Rowley's Green Ln, Longford, Coventry CV6 6AT	Tu Pack Limited	Warehouse	Class B8	
	Unit 8, Kwik Form Bldg, Hales Industrial Park, Longford, Coventry CV6 6AT	VRi Ltd	Shop fitters	Sui generis	
	Hales Industrial Estate, Unit 3 Kwikford Buildings, Rowley's Green Ln, Coventry CV6 6AT	Sc*mbag Motors	Mechanic	Class B2	
	Unit 14a, Hales Industrial Estate, Rowley's Green Ln, Longford, Coventry CV6 6AT	Dhillons Brewery	Bar/Brewery	Sui generis	
	Unit 14a, Hales Industrial Estate, Longford, Coventry CV6 6AT	Dals Diner	Takeaway	Sui generis	
	Unit 15-18, Hales Industrial Park, Rowley's Green Ln, Longford, Coventry CV6 6AT	GrowersWorld	Wholesaler	Class B8	
	Unit 12, Hales Industrial Park, Longford, Coventry CV6 6AT	Loyal Automotive Ltd	MOT Centre	Class B2	
	Hales Industrial Park, Unit 9 & 10, Rowley's Green Ln, Coventry CV6 6AT	Teeparam	Wholesaler	Class B8	
	Hales Industrial Park, Rowley's Green Ln, Longford, Coventry	Ema Motors Ltd	Car Dealer	Sui generis	

# Coventry Employment Land Review Site Assessment Proforma

	CV6 6AT				
	Unit 10, Rowley's Green Ind Est, Rowley's Green Ln, Coventry CV6 6AN	UH Performance	Car Dealer	Sui generis	
	Unit 1, Hales Industrial Park, Rowley's Green Ln, Longford, Coventry CV6 6AT	LS Rapid Repairs Ltd	Car body shop	Class B2	
	Rowley's Green Ln, Longford, Coventry CV6 6AT	Apn Ceramics Ltd	Building materials suppliers	Class B8	
	Unit 3, Hales Industrial Park, Rowley's Green Ln, Longford, Coventry CV6 6AT	Phoenix Taxi Repairs	Vehicle repair shop	Class B2	
	Hales Industrial Park, Rowley's Green Ln, Longford, Coventry CV6 6AT	Dawsons Rentals Ltd	Equipment rental	Sui generis	

## Physical Appraisal

<b>Is the site in an area of flood risk?</b>	The majority of the site is located in flood zone one; around 60 meters North of the site is the River Sowe.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	The site is not surrounded by residential areas, so any development is unlikely to cause a poor level of amenity.
<b>Would development of the site have an adverse impact on important landscape features?</b>	The development of the site will not significantly impact important landscape features directly as they are none associated with the site.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	There are no statutory environmental or ecological constraints within or in close proximity to the site.
<b>Can suitable access to the site</b>	Good access could be provided, the current access is

# Coventry Employment Land Review Site Assessment Proforma

<b>be provided?</b>	relatively strong.
<b>Are there any unique geographical or topographical features at the site?</b>	The site lacks any distinct geographical or topographical features.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (conducted on 15/12/2023) revealed within the site there were no vacancies; the site visit confirmed this.
<b>Are there any noticeable constraints on potential future development?</b>	Given the site's current use, there is a potential the land has been contaminated and therefore, this would have to be assessed in further development efforts.
<b>Is there any need for investment in the site?</b>	The site is very run down in parts; there have been clear attempts to regenerate parts of the site, particularly the addition of Dhillons Brewery and Dals Diner.
<b>How accessible is the site?</b>	The site is accessible via Rowley Green Lane, accessed from Judds Lane. The roads are wide and in good condition, facilitating the passage of larger vehicles. However, parking congestion on double yellow lines poses an issue. Despite this, the site's access is robust, located just 0.1 miles from the A444.
<b>What is the condition of the site?</b>	The site's quality is very mixed; some areas appear to have been regenerated, but other parts need investment. The best quality units are in the North East corner of the site.
<b>What is the quality of the site's surroundings?</b>	The site's surroundings consist of an adjacent industrial estate of relatively lower quality. However, the overall surrounding area is satisfactory, with the well-maintained Coventry Arena to the south.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site's sustainability is increased by its proximity to the A444 and the absence of neighbouring residential dwellings. This proximity and lack of immediate residential surroundings contribute to the site's sustainable positioning.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development</b>	The site is a brownfield area, previously developed for a multitude of purposes. This history will likely not pose constraints on redevelopment.

# Coventry Employment Land Review Site Assessment Proforma

<p><b>status have on its potential use and redevelopment?</b></p>	
<p><b>Is the site accessible by public transport?</b></p>	<p>The nearest bus stop to the site is located on Longford Road, approximately 0.5 miles east of the site. Services like the 148, 20, and 20B provide a direct route to Coventry city centre from this stop, offering convenient public transport options for commuting purposes.</p>
<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>Further development of the site may indeed impact the local environment and biodiversity, especially considering the presence of the Coventry Canal and the River Sowe. These waterways are critical habitats that should be carefully considered during development to avoid any adverse effects on their ecosystems. Additionally, areas of the site that have undergone rewilding represent biodiversity hotspots; any development in these regions could result in a loss of biodiversity. To mitigate this impact, conservation measures and thoughtful landscaping should be considered to preserve or enhance the existing biodiversity within the site.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site, primarily industrial with some leisure additions, is undergoing regeneration. While not fully aligned, its mix of manufacturing and recent leisure additions indirectly contributes to the Economic Development Strategy. Coventry College nearby offers training opportunities, supporting potential workforce development.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>The site shows potential for leisure activities, already evidenced by the addition of a takeaway and bar. This utilisation could serve the local area well, considering the limited similar offerings nearby. While this direction might not align directly with the Coventry economic development strategy, it fills a gap in local amenities.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>Access to the site is favourable, ensuring a potentially available skilled labour force. Coventry College, situated approximately 3 miles south of the site, offers accessible training facilities. This proximity indicates feasible opportunities for workforce development and skills enhancement.</p>



Strategic Planning Research Unit  
*A specialist team within DLP Planning Ltd*

# Coventry Employment Land Review Site Assessment Proforma



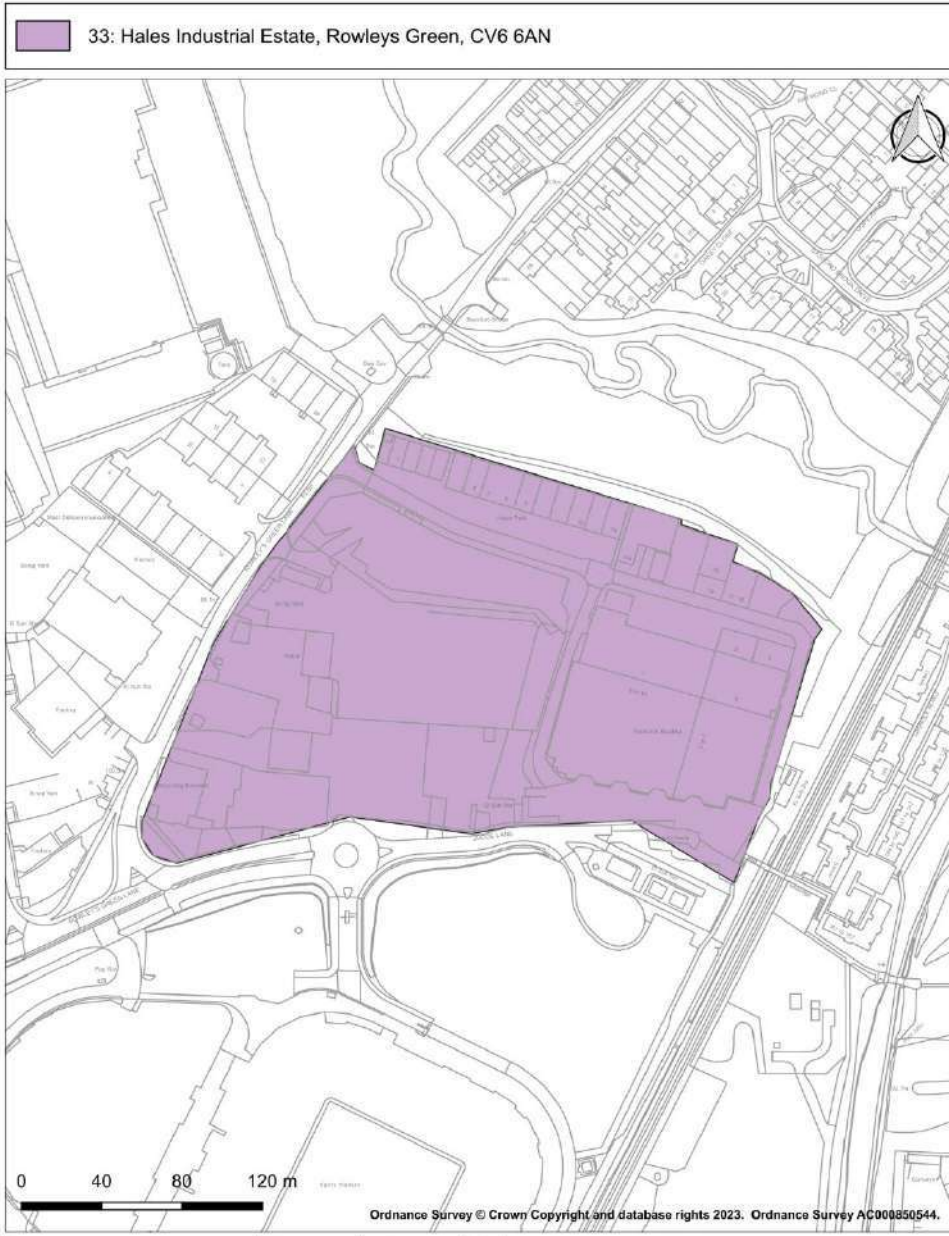
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b> Ground Floor, V1 - Velocity Tenner Street, Sheffield, S1 4BY t 0114 228 9190 e sheffield@cipconsultants.co.uk <small>© Crown Copyright and Database Rights 2023. Ordnance Survey 100049200/2023</small>
	SCALE 1:2,500 @ A4	DRWG NO D02.33	Checked KW	
PROJECT Employment Land Review	DRWG TITLE Employment Sites			



Strategic Planning Research Unit  
*A specialist team within DLP Planning Ltd*

# Coventry Employment Land Review Site Assessment Proforma

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	34	<b>Site Name</b>	Hanford Close		
<b>Area (ha)</b>	1	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Hanford Close, CV6 5TL			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		The site, situated west of Stoney Stanton Road on Hanford Close, features a diverse mix of small to medium industrial mixed-use units. Directly west of the site stands a primary school, while to the east, there's a local playground within Red House Park. Southwards, Webster's Park borders the site, while the remainder of the surrounding area is primarily residential.			
<b>Landowner(s) (if known)</b>		Coventry City Council			
<b>Recent Relevant Planning History</b>		No Recent Relevant Planning History			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
10	Unit 10, Close Industrial Estate, Hanford CI, Off Hanford Close Industrial Estate, Coventry CV6 5TL	Tronic Extreme	Electronic repairs	Class B2	
8	Unit 8, Close Industrial Estate, Hanford CI, Off Hanford Close Industrial Estate, Coventry CV6 5TL	Minute men Press	Printing	Class B2	
7	Unit 7, Close Industrial Estate, Hanford CI, Off Hanford Close Industrial Estate, Coventry CV6 5TL	Auto Customz Limited	Vehicular services	Class B2	
6	Unit 6, Close Industrial Estate, Hanford CI, Off Hanford Close Industrial	Jawel Paints	Vehicular services	Class B2	

# Coventry Employment Land Review

## Site Assessment Proforma

	Estate, Coventry CV6 5TL				
	Hanford Close Industrial Estate, 414 Stoney Stanton Rd, Coventry CV6 5DG	Slim's Detailing Training Academy	Car detailing and Training centre	Sui generis	
	Hanford Close Industrial Estate, 414 Stoney Stanton Rd, Coventry CV6 5DG	CarPro UK	Car Cleaning	Class B2	
	Hanford Close Industrial Estate, 2 Hanford Cl, Coventry CV6 5TL	Brakes Automotive Repairs & Training Ltd	Vehicle repair shop	Class B2	
3	Unit 3, Hanford Close Industrial Estate, Stoney Stanton Rd, Coventry CV6 5TL	HBP (Alagiah) motors Coventry	MOT centre	Class B2	
4	Unit 4, Hanford Close Industrial Estate, Stoney Stanton Rd, Coventry CV6 5TL	SLVW Volkswagen Services coventry	Vehicle repair shop	Class B2	
5	Unit 5, Hanford Close Industrial Estate, Stoney Stanton Rd, Coventry CV6 5TL	Supreme Auto's	Vehicle repair shop	Class B2	
	Hanford Close Industrial Estate, 1 Hanford Cl, Stoney Stanton Rd, Coventry CV6 5TL	Window Force	Window Fitting	Class B2	
	434 Stoney Stanton Rd, Coventry CV6 5DG	F Dixon & Co Ltd	Precision engineer	Class B2	
	440-450 Stoney Stanton Rd, Coventry CV6 5DG	FurnitureInstore And Euro Carpet Warehouse	Retail	Class E	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood</b>		The site is located in flood zone one indicating there is			

# Coventry Employment Land Review

## Site Assessment Proforma

<b>risk?</b>	minimal flood risk associated with the site.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	Considering the existing industrial infrastructure on the site, any future development needs to be mindful of the neighbouring residential areas. While further development should aim to be considerate of the existing surroundings, it's important to acknowledge the current industrial presence.
<b>Would development of the site have an adverse impact on important landscape features?</b>	Given the site's industrial development nature, no direct landscape features are present within the site itself.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site itself doesn't face any statutory ecological or environmental constraints. However, it's important to note its proximity to Red House Park, located directly east of the site, and Webster's Park to the south. These nearby green spaces should be taken into consideration for any future development, ensuring sensitivity to the local environment and the community's recreational areas.
<b>Can suitable access to the site be provided?</b>	Access to the site is feasible due to the existing robust infrastructure detailed below.
<b>Are there any unique geographical or topographical features at the site?</b>	The site lacks any distinct geographical or topographical features
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	During the site visit, all units seemed occupied, and a recent desk-based search (6/12/2023) confirmed there are no vacancies on the site.
<b>Are there any noticeable constraints on potential future development?</b>	The site appears to be relatively at full capacity, with Slims Detailing and Brakes Automotive Repairs & Training Ltd occupying the space. While there might be potential for a few smaller units, the existing infrastructure seems close to its limit without overloading the site. Vertical expansion isn't a feasible option due to the building's height limitations. Any further development would need to be mindful of not adding excessive pressure on the already utilized infrastructure, considering the site's current capacity and limitations for expansion.
<b>Is there any need for investment in the site?</b>	The site's current condition seems relatively acceptable, suggesting limited immediate need for additional investment.

# Coventry Employment Land Review

## Site Assessment Proforma

<p><b>How accessible is the site?</b></p>	<p>The site is accessed from Stoney Stanton Road, a two-way street surrounded primarily by residential areas and near a primary school. Despite the presence of double yellow lines indicating restricted parking, the area remained quite busy during the site visit, likely due to the surrounding residential nature and the school's proximity. While the initial access from Stoney Stanton Road is relatively adequate, as you move deeper into the estate, the access narrows, especially leading up to the units from Hanford Close. This narrower access might pose challenges, especially for larger vehicles, requiring consideration for improved manoeuvrability and traffic flow within the estate.</p>
<p><b>What is the condition of the site?</b></p>	<p>The site's current condition seems relatively acceptable despite being built in the 1950s, the buildings still serve their intended purpose well.</p>
<p><b>What is the quality of the site's surroundings?</b></p>	<p>The site's surroundings appear to be in an acceptable condition.</p>
<p><b>Sustainable Development Factors</b></p>	
<p><b>Is the site in a sustainable location?</b></p>	<p>The site's sustainable location also aligns with its limited impact on the surrounding environment, reflecting a harmonious balance with the nearby residential areas and natural spaces.</p>
<p><b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b></p>	<p>The site is a brownfield area, previously developed for manufacturing purposes. This history will likely not pose constraints on redevelopment.</p>
<p><b>Is the site accessible by public transport?</b></p>	<p>Within less than 100 meters from the site lies a bus stop on Handford Close (North East of the site). Buses from this stop, including the 21, provide a direct route into Coventry city centre.</p>
<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>Further development of the site is anticipated to have minimal impact on the local environment and biodiversity. However, any proposed development should consider the nearby parks, such as Red House Park and Webster's Park, to ensure their preservation and minimal disruption.</p>
<p><b>How well does the site align with</b></p>	<p>The site appears to align well with the growth sectors and</p>

# Coventry Employment Land Review Site Assessment Proforma

<p><b>the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>industries highlighted in the Council's Economic Development Strategy, particularly in its suitability for Class B2/B8 usage, as identified as a need in the Council's 2022 strategy. Existing features or infrastructure on the site likely complement and support this sector, making it a favourable option for the desired development outlined in the Economic Development Strategy.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>The site currently serves its purpose effectively and aligns well with its employment designation. However, considering its connectivity, proximity to local facilities, and the surrounding residential areas, an alternative suitable use could be housing. This could contribute positively to the overall development goals of the area by catering to the community's housing needs while leveraging its strategic location amidst other residential dwellings.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site benefits from close proximity to the city centre and residential areas, suggesting accessibility to a skilled labour force. Additionally, an onsite training building for car detailing indicates that skill development is fostered within the site, potentially meeting local workforce needs. This strategic location and onsite training facilities could contribute to addressing the skill requirements for further employment development.</p>



# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs

*No pictures available of the site due to weather conditions on the date of the site visit.*

# Coventry Employment Land Review Site Assessment Proforma

## Site Plan

 34: Hanford Close, CV6 5TL



CLIENT Coventry City Council	DATE 04.12.2023	DB REF D02.34	Drawn PMG
	SCALE 1:2,500 @ A4	GRAB NO.	Checked KW
PROJECT Employment Land Review	JOB NO. WAS326	DRWG TITLE Employment Sites	<b>STRATEGIC PLANNING RESEARCH UNIT</b>  Strategic Planning Research Unit Ground Floor, V1 - Velocity Tenter Street, Sheffield, S1 4BY t: 0114 226 9190 e: sheffield@dipconsultants.co.uk <small>© Crown Copyright and database rights 2023. Ordnance Survey AC000850544.</small>

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	35	<b>Site Name</b>	Harper Road		
<b>Area (ha)</b>	3.3	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Harper Road, CV1 2AP			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		The site presents a diverse landscape, featuring a mix of student accommodation, ongoing redevelopment projects, and existing employment uses. The remaining units exhibit a lower quality. Positioned near the city centre, the site is surrounded predominantly by residential areas, with student accommodation and Coventry University Campus located to the North.			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		<p>FUL/2018/1713 – Approved - Demolition of vacant industrial unit and erection of 5 storey building comprising 67 flats totalling 87 student bedrooms with associated communal facilities, car parking, cycle parking and landscaping</p> <p>FUL/2017/2239 – Approved - Demolition of existing Dairy Crest Distribution Depot with the erection of a three to six-storey student residential building containing 50 cluster flats totalling 266 student bedrooms</p>			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	50 Gulson Rd, Coventry CV1 2JH	Mr Tyre Coventry	Tyre Fitter	Class B2	
	Gulson Rd, Coventry CV1 2JH	Midland Group Training services	Training Centre	Class F1	
	Willowbank	Lettuce Student	Student	Class C4	

# Coventry Employment Land Review Site Assessment Proforma

	Mews, Coventry CV1 2BN	Accommodation	Accommodation		
	Harper Rd, Coventry CV1 2AP	Harper Tyres	Tyre Fitter	Class B2	
	Harper Rd, Coventry CV1 2AP	ABC Transmission	Transmission supplier	Class B8	
	Humber Ave, Coventry CV1 2AS	Jewson	Builders merchant	Class B8	
	Harper Rd, Coventry CV1 2AP	Cov Cats	Vehicle Repairs	Class B2	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is considered Flood Zone 3 due to the River Sherbourne flowing through the site.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		The site, in its current state and use, does not provide significant amenities. However, with potential development, there is an opportunity to enhance and offer amenities for neighbouring residents.			
<b>Would development of the site have an adverse impact on important landscape features?</b>		Given the industrial developed nature of the site and minimal landscaping, further development will not impact any important landscape features.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		The site currently faces no ecological or environmental constraints. Any potential further development is expected to have minimal impact, if any, on the environment or ecology of the area. However, the River Sherbourne should be considered if further development happens as it may impact the biodiversity of the area.			
<b>Can suitable access to the site be provided?</b>		The site's current access is tight the poor parking provisions add to this. This could be improved by adding parking restrictions or providing adequate parking.			
<b>Are there any unique geographical or topographical</b>		The site does not benefit from any unique geographical or topographical features.			

# Coventry Employment Land Review

## Site Assessment Proforma

<b>features at the site?</b>	
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (16/1/23) revealed there are no units for sale or to let within the site; this was confirmed in the site visit. However, it must be noted the site appears to be undergoing redevelopment, particularly on the north and south of the site.
<b>Are there any noticeable constraints on potential future development?</b>	The site is undergoing redevelopment, and the rest of the area is currently in use. Future expansion is anticipated to cover the entire site. A significant constraint is the presence of a river flowing through the middle, posing challenges such as increased flood risk and limiting available land.
<b>Is there any need for investment in the site?</b>	The site is currently undergoing noticeable redevelopment, and further investment is required, especially in the middle section of the site. The ongoing developments indicate a commitment to improvement and expansion.
<b>How accessible is the site?</b>	The site is currently accessed through residential roads like Harper Road and Charterhouse Road off Gulson Road, which are narrow and not suitable for HGVs. Inadequate parking provisions further contribute to access challenges. The ongoing redevelopment may impact access conditions. However, the site's strategic location, approximately 0.5 miles east of the A444 and 0.3 miles west of the A4114, provides good connectivity.
<b>What is the condition of the site?</b>	The site's condition is challenging to assess due to ongoing redevelopment. The structures not undergoing redevelopment require investment, and the existing parking provisions are inadequate.
<b>What is the quality of the site's surroundings?</b>	The site is surrounded mainly by a mixed-quality residential area, and the infrastructure, especially on Harper Road, is notably poor.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site benefits from a favourable location with proximity to major roads such as the A444 and A4114, enhancing its accessibility. However, the sustainability is somewhat diminished due to the surrounding residential area and the decreased building quality, which may need improvement for overall sustainability.
<b>Is the site a previously developed</b>	The site is classified as a brownfield site, indicating that it

# Coventry Employment Land Review

## Site Assessment Proforma

<p><b>area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b></p>	<p>has a history of prior development. The current use of the site implies relatively minimal implications for redevelopment. However, it is crucial to note that if the site has historical ties to manufacturing, there is a potential risk of land contamination that should be carefully assessed and addressed during any redevelopment efforts.</p>
<p><b>Is the site accessible by public transport?</b></p>	<p>A bus stop on Charterhouse Road, directly East of the site, provides service 3, offering convenient transportation directly to the city centre in approximately 5 minutes.</p>
<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>Given the brownfield nature of the site and the existing industrial use, further development would likely have a limited impact on the local environment and biodiversity.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site's current use, with a focus on manufacturing and engineering through its B2 uses, aligns well with the economic development strategy outlined by the Council. The site's existing features, including a mix of student accommodation, redevelopment projects, and industrial uses, contribute to its suitability for the identified growth sectors and industries.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>The site's evolving trend toward residential uses, particularly with student accommodation, presents a positive shift. However, considering the proximity of more student accommodation nearby, there is an opportunity to diversify the site's usage. Introducing amenities within the accommodation, such as shops, would enhance the overall development goals of the area, making it more beneficial for a broader range of residents and contributing to a more vibrant community.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site is strategically located adjacent to the university, providing a ready pool of skilled labour. This proximity to educational institutions, particularly the university, offers the opportunity for collaborative workforce development and training initiatives. Leveraging this educational resource can enhance the availability of skilled workers and contribute to the potential for further employment development in the area.</p>

# Coventry Employment Land Review Site Assessment Proforma

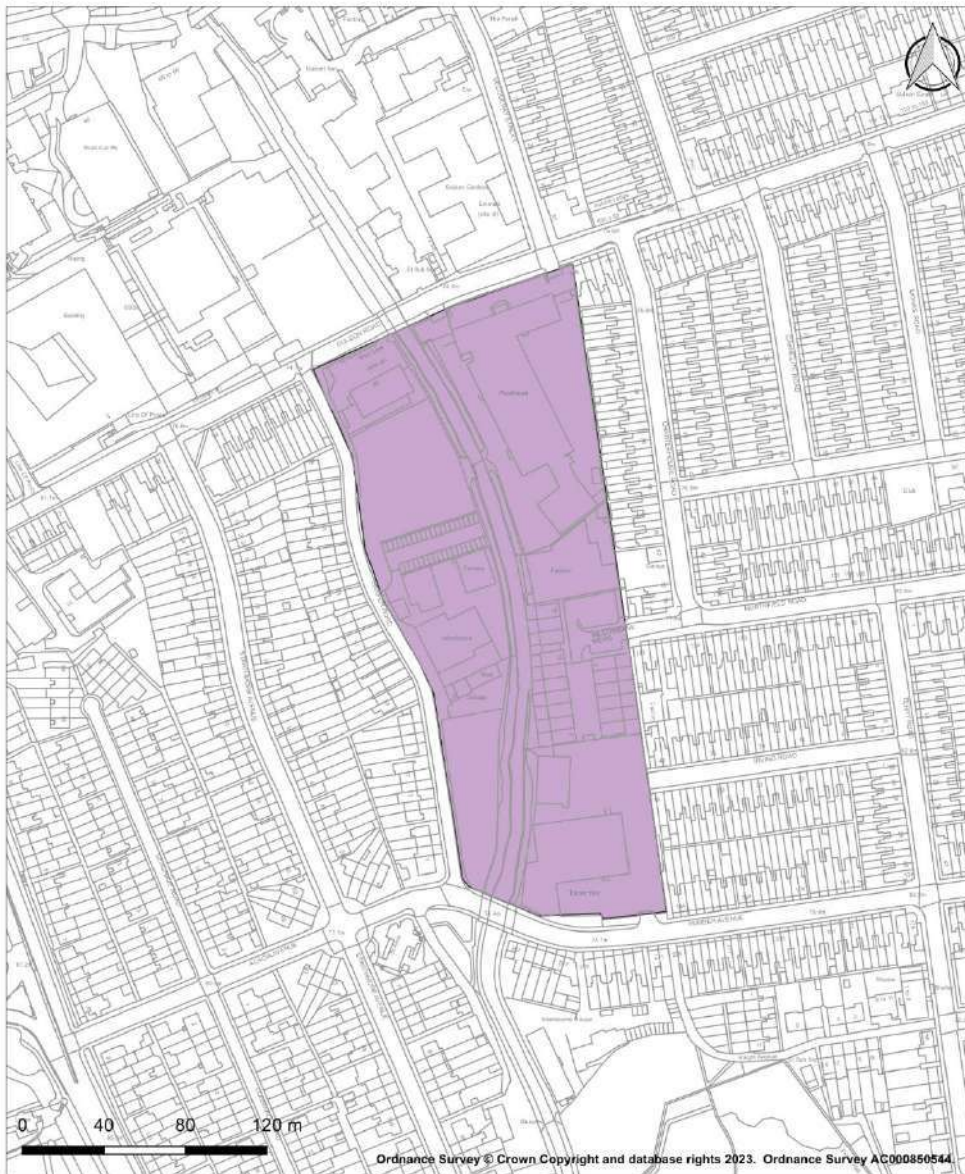
## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan

 35: Harper Road, CV1 2AP



CLIENT Coventry City Council	DATE 04.12.2023	OS REF D02.35	Drawn PMG	<b>STRATEGIC PLANNING RESEARCH UNIT</b> Strategic Planning Research Unit (Ground Floor, V1 - Velocity Tenker Street, Sheffield, S1 4BY) t. 0114 228 9190 e. sheffield@dipconsultants.co.uk <small>© 2023 dip or its related units. All Rights Reserved. 2023-10-05 10:56:56</small>
	SCALE 1:2,500 @ A4	ORNG NO	Checked KW	
PROJECT Employment Land Review	JOB NO WA5326	DRWG TITLE Employment Sites		



# Coventry Employment Land Review

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	36	<b>Site Name</b>	<i>Henley Road Industrial Estate</i>		
<b>Area (ha)</b>	4.1	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Henley Road Industrial Estate, CV2 1ST			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		<p>The site is positioned to the south of the B4082 and to the north of the River Sowe, surrounded by predominantly residential areas. It primarily consists of Class B2 and B8 units, seemingly operating at full occupancy. Directly east of the site lies vacant land available for sale, representing a promising opportunity for expanding the employment site. While functional, the existing site infrastructure appears dated and could benefit from modernisation.</p>			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		<p>FUL/2021/0847 – Approved - Change of use of Units 1, 2 and 17 for Flexible Use Class E(g)(iii) (industrial processes), Use Class B2 (general industrial) and Use Class B8 (storage or distribution) purposes.</p> <p>FUL/2018/3387 – Approved - Change of use to Use Class B8 (Storage &amp; Distribution), together with associated external alterations.</p>			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
Site visit	Henley Rd, Coventry CV2 1AB	R C N Beds and Furniture	Retail	Class E	
14	Henley Industrial Park, Henley Rd, Coventry	ECA Toolfast	Tool Shop	Class B2/B8	

# Coventry Employment Land Review Site Assessment Proforma

	CV2 1ST				
13	Henley Industrial Park, Henley Rd, Coventry CV2 1ST	G P Motors	MOT centre	Class B2	
12	Henley Industrial Park, Henley Rd, Coventry CV2 1ST	B&B Technical Service	Tool Repair	Class B2	
18	Henley Industrial Park, Henley Rd, Coventry CV2 1ST	DC Group Services Ltd	Electrician	Class B2	
19	Henley Industrial Park, Henley Rd, Coventry CV2 1ST	SRL Traffic Systems Coventry	Machinery Hire	Class B2	
20	Henley Industrial Park, Henley Rd, Coventry CV2 1ST	First Home Improvements	Manufacture	Class B2	
17	Henley Industrial Park, Henley Rd, Coventry CV2 1 <sup>ST</sup>	Fastenal Europe, Coventry UKCV1	Warehouse	Class E(g)(iii)/B2/B8	
1	Henley Industrial Park, Henley Rd, Coventry	Atlantic Fluid Tech Ltd	Vehicle Repair	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

	CV2 1 <sup>ST</sup>				
	Henley Industrial Park, Henley Rd, Coventry CV2 1 <sup>ST</sup>	Coventry Binders Ltd	Printing	Class B2	
6	Henley Industrial Park, Henley Rd, Coventry CV2 1 <sup>ST</sup>	Excel Bespoke Composite Doors LTD	Manufacturer	Class B2/B8	
	Henley Industrial Park, Henley Rd, Coventry CV2 1 <sup>ST</sup>	Artificial Grass Coventry	Manufacturer	Class B2	
21	Henley Industrial Park, Henley Rd, Coventry CV2 1 <sup>ST</sup>	U-Trak Logistics Ltd	Courier	Class B8	
15	Henley Industrial Park, Henley Rd, Coventry CV2 1 <sup>ST</sup>	Screwfix Coventry Henley Green	Trade Counter	Class B2/B8	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The majority of this site is classified as Flood Risk 1, indicating minimal flood risk. However, specific areas in the south fall under Flood Risk 3 due to the proximity of the River Sowe, about 50 meters away. It seems efforts have been made in landscaping to mitigate potential risks associated with this particular area.			
<b>Would development of the site offer a poor level of amenity to</b>		The existing development does not necessarily create poorer amenities for neighbouring residents. However, it's crucial to consider how future development might impact the			

# Coventry Employment Land Review Site Assessment Proforma

<b>neighbouring residents?</b>	existing residential area and nearby amenities to ensure a harmonious coexistence.
<b>Would development of the site have an adverse impact on important landscape features?</b>	Given the site's industrial development nature, no direct landscape features are present within the site itself.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site does not encounter any statutory ecological or environmental constraints. However, its landscaping, although not officially designated, holds ecological significance and contributes to the area's biodiversity. Any development plans should consider preserving or enhancing this landscaping to sustain the local ecological balance. It is also important to note that roughly 220 meters South-West of the site is Wyken Croft Nature Park.
<b>Can suitable access to the site be provided?</b>	Access to the site seems feasible due to existing infrastructure.
<b>Are there any unique geographical or topographical features at the site?</b>	The site lacks any distinct geographical or topographical features.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (8/12/2023) and the site visit indicated there are no vacant buildings within the site
<b>Are there any noticeable constraints on potential future development?</b>	The site's constraints are notable. While there's potential for expansion to the east with vacant land available, the flood risk to the south limits development in that direction. The existing units might also not accommodate expansion through mezzanine floors, further restricting potential growth.
<b>Is there any need for investment in the site?</b>	The site functions adequately but updating the infrastructure would be beneficial for its long-term sustainability and efficiency, though immediate investment is not imperative.
<b>How accessible is the site?</b>	The site access is overall good. The site is primarily accessed via the B4082 via a two-way wide road. Despite occasional vehicle parking, the road's width allows for the passage of HGVs.
<b>What is the condition of the site?</b>	The site functions well overall, boasting a mix of units in varying sizes and generally being in good condition.
<b>What is the quality of the site's</b>	The infrastructure and buildings surrounding the site exhibit

# Coventry Employment Land Review

## Site Assessment Proforma

<b>surroundings?</b>	good quality, with the residential area primarily consisting of newer constructions.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site's location is conducive to sustainable use. Environmental impacts are minimal, and the existing infrastructure provides strong support for its functionality.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is a brownfield area, previously developed for manufacturing purposes. This history will likely not pose constraints on redevelopment.
<b>Is the site accessible by public transport?</b>	The site is accessible by public transport. The nearest bus stop, situated 0.3 miles west on the B4082, offers multiple bus services (7, 8, 9, and 20A) providing a direct route to Coventry city centre in approximately 25 minutes.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Developing the site further could potentially impact local biodiversity due to the surrounding landscaping, particularly the Wyken Croft Nature Park and the proximity to the River Sowe. Measures to mitigate these impacts should consider preserving existing greenery, maintaining natural habitats, and possibly incorporating eco-friendly designs into any future development plans to enhance biodiversity and minimise ecological disturbance.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b>	The site appears to align well with the growth sectors and industries highlighted in the Council's Economic Development Strategy, particularly in its suitability for Class B2/B8 usage, as identified as a need in the Council's 2022 strategy. Existing features or infrastructure on the site likely complement and support this sector, making it a favourable option for the desired development outlined in the Economic Development Strategy.
<b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b>	While the site could potentially be repurposed for residential purposes, its current employment land use is robust and functional. Given its strong occupancy and functionality, maintaining it as employment land aligns better with the existing infrastructure and development goals for the area.
<b>How close is the site to a labour</b>	The site's accessibility via public transport and proximity to

## Coventry Employment Land Review Site Assessment Proforma

<b>force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b>	Coventry College, located 3 miles west, suggests that skilled labour can be attracted from the surrounding areas. Public transport and easy vehicular access enhance the potential for a qualified workforce despite the distance from the college.
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# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan





# Coventry Employment Land Review

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	37	<b>Site Name</b>	Holbrook Lane/Jackson Rd Newport Rd		
<b>Area (ha)</b>	4.2	<b>Source</b>	Existing Employment Land		
<b>Address / Location</b>		Holbrook Lane/Jackson Rd Newport Rd, CV6 4BN			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		<p>The site is a versatile mixed-use area primarily designated as Class B2 for industrial purposes. It sits amidst an industrial estate to the West and South, while bordering a residential development to the West. To the East and North, it shares boundaries with a cemetery, providing a distinct separation from commercial activities. Conveniently located off Holbrook Way and Holbrook Lane, with easy access to the A444, this site hosts a variety of businesses including takeaways, a café, a gym, retail outlets, and a salon, augmenting its commercial diversity.</p>			
<b>Landowner(s) (if known)</b>		Part Owned by Coventry City Council			
<b>Recent Relevant Planning History</b>		<p>FUL/2019/0909 – Refused - Change of use to mixed use, comprising retail, MOT testing, taxi office and ancillary storage use (sui generis).</p> <p>FUL/2019/2436 – Approved - Change of use to mixed taxi office/retail use (sui generis)</p> <p>PL/2023/0000102/FUL – Approved - Demolition of light industrial building (save for the sandstone coloured brickwork fascia) and construction of new industrial building</p>			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	170A Holbrook Ln, Coventry	Carpet Castle	Retail	Class E	

# Coventry Employment Land Review Site Assessment Proforma

	CV6 4BY				
	170 Holbrook Ln, Coventry CV6 4BY	Masala Jack's	Takeaway	Sui generis	
	166 Holbrook Ln, Coventry CV6 4BY	The Bengal Delight	Takeaway	Sui generis	
	164 Holbrook Ln, Coventry CV6 4BY	Belissimi	Salon	Sui generis	
	160 Holbrook Ln, Coventry CV6 4BY	Sindoor Boutique	Clothing	Class E	
	158 Holbrook Ln, Coventry CV6 4BN	DKYC	Café	Sui generis	
	152-156 Holbrook Ln, Coventry CV6 4BN	Karpet Kingdom	Retail	Class E	
	126-130 Holbrook Ln, Coventry CV6 4BN	Swallow Garage	Vehicle Repair	Class B2	
	126 - 130 Holbrook Ln, Coventry	Fix Auto Coventry	Car Body Shop	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

	CV6 4BN				
	126-130 Holbrook Ln, Coventry CV6 4BN	Stewart Price Cars Ltd	Car Dealer	Sui generis	
	110-112, Holbrook Ln, Coventry CV6 4BN	Auto Body Shop	Vehicle Repair	Class B2	
	Colledge Rd., Coventry CV6 4BH	Star Performance Tyres	Tyre Fitter	Class B2	
	108 Holbrook Ln, Coventry CV6 4BH	NBT MOT Station Ltd	MOT centre	Class B2	
	9a Colledge Rd., Coventry CV6 4BH	Centurion Fast Fit	Tyre Fitter	Class B2	
	9-12 Colledge Rd., Coventry CV6 4BH	Nyanza Autoparts	Supplier	Class B8	
	Colledge Rd., Coventry CV6 4BH	Finance Carshop	Car dealer	Sui generis	
	Off Newport Rd, Holbrook Way, Coventry CV6 4BQ	Huws Gray Coventry Holbrooks	Supplier	Class B8	

# Coventry Employment Land Review Site Assessment Proforma

	2 Newport Rd, Coventry CV6 4BQ	Autohaus Werkshoppe Ltd	MOT centre	Class B2	
	4 Newport Rd, Coventry CV6 4BQ	National Windscreens Coventry	Vehicle Repair	Class B2	
	Newport Rd, Coventry CV6 4BQ	City Centre Storage	Self Storage	Class B8	
	99 Newport Rd, Coventry CV6 4BQ	TLC Bodycare	Vehicle Repair	Class B2	
	Newport Rd, Coventry CV6 4BN	Coventry Mini Bus Hire	Vehicle Rental	Sui generis	
	Jackson Rd, Coventry CV6 4BT	Porscha Werks	Vehicle Repair	Class B2	
	3 Jackson Rd, Coventry CV6 4BT	Body Fx Gym	Gym	Sui generis	
	Unit 2 Jackson Rd, Coventry CV6 4BT	Bosworth Fabrication Ltd	Fabrication	Class B2	
	Jackson Rd, Coventry CV6 4BT	Criminisi Ice Cream Ltd	Takeaway	Sui generis	
	Jackson Rd,	Coventry Communications	Office (To Let)	Class E	

# Coventry Employment Land Review

## Site Assessment Proforma

	Coventry CV6 4BT	Centre (To Let)			
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is primarily located in Flood Zone One, indicating minimal risk.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		The site's current mix of businesses, including eateries, a gym, and retail, enhances local amenities rather than diminishes them. This diverse setup caters to both workers and nearby residents, offering convenience and choice. As a result, the site's current use is unlikely to negatively impact local amenities.			
<b>Would development of the site have an adverse impact on important landscape features?</b>		The site does not benefit from any important landscape features.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		The site currently does not face any statutory environmental or ecological constraints. However, the Coventry Bowl Skatepark Northeast of the site should be considered in any future development.			
<b>Can suitable access to the site be provided?</b>		The current access to the site is relatively strong			
<b>Are there any unique geographical or topographical features at the site?</b>		The site does not have any geographical or topographical features on the site.			
<b>Market Appraisal</b>					
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>		The site appeared to be fully occupied, a desk-based search (21/12/2023) confirmed the office on the site is to let as 349 sqm of Class E space.			
<b>Are there any noticeable constraints on potential future development?</b>		The primary constraint for potential future development of the site is its limited size, as it is fully occupied. Additionally, the surrounding environment presents no opportunity for outward expansion. The size of the buildings also offers no opportunity for Mezzanine additions. This spatial limitation could pose a significant constraint on any future plans for the expansion or development of the site.			
<b>Is there any need for investment</b>		The site is in clear need of investment, particularly in the			

# Coventry Employment Land Review

## Site Assessment Proforma

<b>in the site?</b>	units themselves.
<b>How accessible is the site?</b>	The site offers access via Jackson Road off Holbrook Lane or Colledge Road near the roundabout from Holbrook Lane and Holbrook Way. However, accessibility is hindered by the surrounding roads' poor quality. Limited parking exacerbates the issue, forcing vehicles to park on double yellow lines, making access challenging.
<b>What is the condition of the site?</b>	The site is poor quality, the units are dated but functional, but the infrastructure is very poor, so there is a clear need for an improvement to parking provisions.
<b>What is the quality of the site's surroundings?</b>	Surrounding the site is relatively good quality; the area is being redeveloped, so the infrastructure and surroundings are modern and purpose-built.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site's proximity to the A444 (within 0.5 miles of the site) makes it a more sustainable location.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	Given the site is already developed, the site is considered brownfield. The current use means it is likely to have a minimal impact on the redevelopment process.
<b>Is the site accessible by public transport?</b>	Directly outside the site is a bus stop on Holbrook Lane, this offers access to the services 56, 56B and 3 that provide a direct route to Coventry City Centre within roughly 15 minutes.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Further development of the site is unlikely to impact the local environment and biodiversity significantly. However, it's essential to consider the park northeast of the site. While the site's development may not directly affect biodiversity, measures should be considered to ensure the preservation of the nearby park's ecological balance. Implementing measures such as green spaces, tree preservation, or eco-friendly designs could mitigate any potential impact and enhance the overall environmental sustainability of the development.
<b>How well does the site align with the growth sectors and industries identified in the Council's</b>	The site aligns moderately with Coventry City Council's Economic Development Strategy. Its current mix of businesses supports some goals like cultural growth and

# Coventry Employment Land Review

## Site Assessment Proforma

<p><b>Economic Development Strategy?</b> <b>Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>employment. However, further modernisation might be needed for advanced manufacturing and sustainability. The site's limitations, like its size and full occupancy, could impact its ability to meet all of the Council's economic goals fully. Yet, its proximity to Coventry College offers educational support for skill development, aligning with the Council's focus on education and skills ecosystems.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>An alternative use for the site beyond employment could be for residential purposes. Introducing residential development could diversify the area, contributing to mixed-use development goals. This addition could foster a more balanced community by providing housing options close to existing amenities and employment centres. It might enhance the area's liveability, potentially attracting a more diverse demographic and supporting a more vibrant local economy.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site benefits from reasonable access, helping provide a skilled labour force. Coventry College, situated approximately 2.3 miles South of the site, serves as a valuable resource for ongoing training and educational support. This accessibility to an educational institution enhances the potential for skill development and specialised training programs, ensuring a consistent pool of skilled labour for future employment development initiatives.</p>

# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



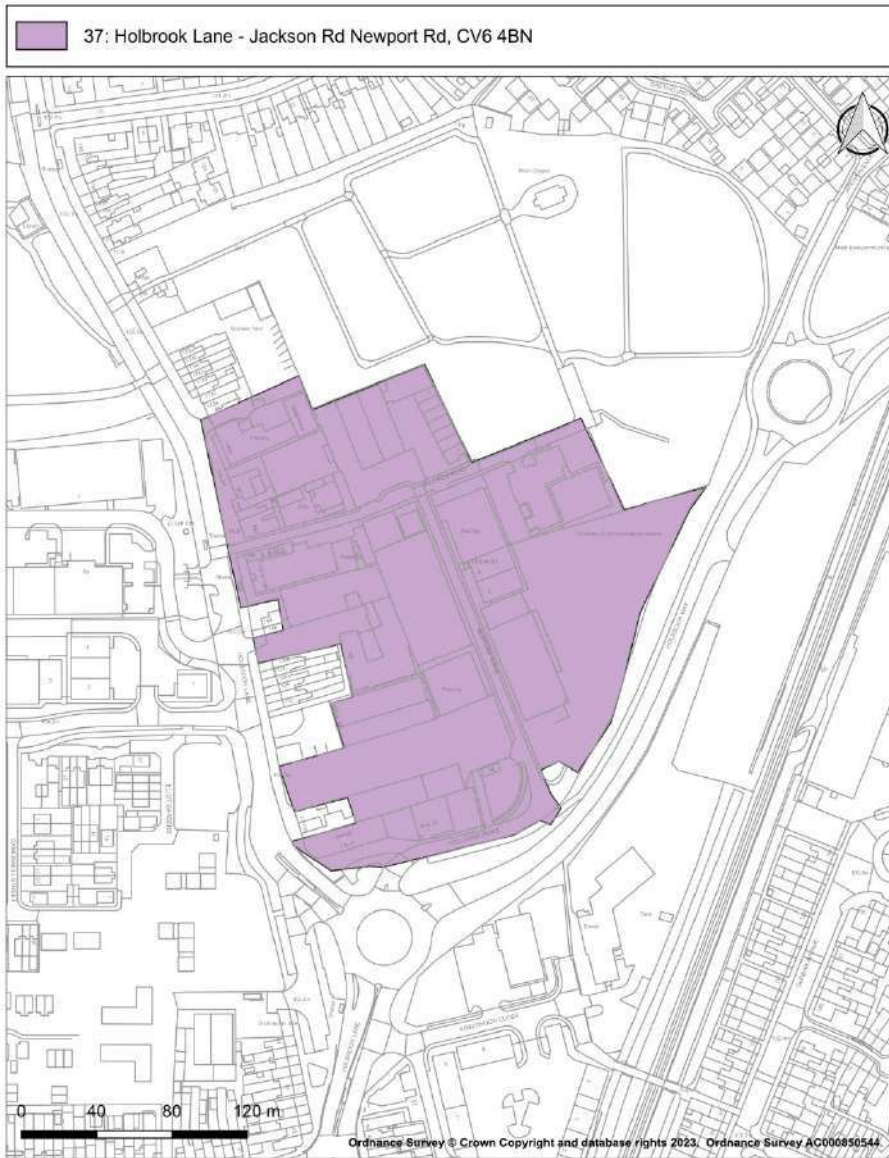


# Coventry Employment Land Review Site Assessment Proforma



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE: 04.12.2023	DR-REF: D02.37	Drawn: PMG	<b>STRATEGIC PLANNING RESEARCH UNIT</b>  Strategic Planning Research Unit Ground Floor V1 - Velocity Tankard Street Stratfield S1 4BY T: 01 14 226 9190 e: shuffield@dipconsultants.co.uk
	SCALE: 1:2,500 @ A4	DRWG NO: WA5326	Checked: KW	
PROJECT Employment Land Review	DRWG TITLE Employment Sites			

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	38	<b>Site Name</b>	Holbrook Park Industrial Estate		
<b>Area (ha)</b>	2.5	<b>Source</b>	Existing Employment Sites		
<b>Address / Location</b>		Kingswood Close, CV6 4AZ			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		<p>The site represents a blend of mixed uses, primarily consisting of Class B2 and Class B8 designations. The site is conveniently situated just off Holbrook Lane Roundabout, featuring mainly small-sized units. Its surroundings are characterised by adjacent employment sites to the North, while the South and West boundaries are delineated by a railway track and residential areas, respectively. The Eastern border adjoins residential zones. Access to the site is shared with residential dwellings and a nearby parade of shops, fostering a mixed-use environment that integrates commercial and residential elements.</p>			
<b>Landowner(s) (if known)</b>		Coventry City Council			
<b>Recent Relevant Planning History</b>		<p>FUL/2020/3047 – Approved - Erection of an extension to existing workshop building (Sui Generis).</p> <p>FUL/2019/1354 – Approved - installation of two temporary buildings to be used as offices for a three-year period</p>			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
1	Kingswood Cl, Coventry CV6 4AZ	Auto Surgery Ltd	Car Body Shop	Class B2	
2	Kingswood Cl, Coventry CV6 4AZ	B&N Hydraulics Ltd	Hydraulics supplier	Class B8	
3	Kingswood Cl, Coventry CV6	To Let	To Let		

# Coventry Employment Land Review Site Assessment Proforma

	4AZ					
4	Kingswood Coventry 4AZ	Cl, CV6	Fademel Ltd	Wholesale	Class B8	
5 - 6	Kingswood Coventry 4AZ	Cl, CV6	Eurocell	Building Supplier	Materials	Class B8
7a	Kingswood Coventry 4AZ	Cl, CV6	Sentinel Gas Systems Ltd	Gas Company		Class B2
7b	Kingswood Coventry 4AZ	Cl, CV6	To Let	To Let		
8	Kingswood Coventry 4AZ	Cl, CV6	Floors-2-Go	Flooring Shop		Class E
9	Kingswood Coventry 4AZ	Cl, CV6	Dulux Decorator Centre	Paint shop		Class E
	Kingswood Coventry 4AZ	Cl, CV6	ATS	Car repair		Class B2
	Kingswood Coventry 4AZ	Cl, CV6	IVECO	Vehicle Dealership		Sui generis
1	Holbrook Park Ind Est, Holbrook La, Coventry 4AB	CV6	Midrepro Ltd	Printing		Class B2
2	Holbrook Park Ind Est, Holbrook La, Coventry 4AB	CV6	Directions Hair Dye Wholesale	Wholesale		Class B8
3	Holbrook Park Ind Est, Holbrook La, Coventry 4AB	CV6	Beutifeye	Wholesale		Class B8

# Coventry Employment Land Review

## Site Assessment Proforma

4	Holbrook Park Ind Est, Holbrook La, Coventry CV6 4AB	Pelican Wholesale	Wholesale	Class B8	
5	Holbrook Park Industrial Estate, Coventry CV6 4AB	Zam Zam Wholesale	Wholesale	Class B8	
	Kingswood Close Off, Holbrook Ln, Coventry CV6 4AB	Windseal Double Glazing	Window Supplier	Class B8	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is primarily located in Flood Zone One, indicating minimal risk.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		Given the sites current use the impact on residential amenities is likely to be minimal			
<b>Would development of the site have an adverse impact on important landscape features?</b>		The site does not benefit from any important landscape features.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		The site currently does not face any statutory environmental or ecological constraints.			
<b>Can suitable access to the site be provided?</b>		The current access of the site is average. There are no concerns, but the Kingswood close south road could be improved.			
<b>Are there any unique geographical or topographical features at the site?</b>		The site does not have any geographical or topographical features on the site.			
<b>Market Appraisal</b>					
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>		The site currently offers at least two vacant units, one on the older and one on the newer sides of the premises. A desk-based search (20/12/2023)			

# Coventry Employment Land Review

## Site Assessment Proforma

<b>Are there any noticeable constraints on potential future development?</b>	The site has the potential for a few smaller units within the site, this would mean removing some of the minimal landscaping between the two industrial estates. However, the current layout makes it hard to fit more units in. North of the site is also some vacant land, which has the potential to be developed if sustainable access could be provided.
<b>Is there any need for investment in the site?</b>	The site is functional; there is no immediate need for investment, but the site would benefit from investment, particularly in the access and parking provisions in the Eastern part of the site.
<b>How accessible is the site?</b>	The site access is functional; it is accessed via Kingswood Close, which comes straight off the Holbrook Way – Holbrook Lane roundabout. The Eastern part of the site is limited by sharing access and parking with the shopping parade and residential dwellings adjoining the site. Access to the A444 is roughly 0.5 miles Northeast of the site
<b>What is the condition of the site?</b>	The site condition is functional; there are no immediate concerns, but there are clear areas for improvement. The units are dated but mainly occupied and work to a satisfactory level.
<b>What is the quality of the site's surroundings?</b>	The site's surroundings are relatively good quality, the access to the A444 is beneficial for the site use, and the Northwest of the site has undergone redevelopment, which has provided high-quality housing and infrastructure.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site's proximity to the A444 makes it a sustainable location.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	Given the site is already developed, the site is considered brownfield. The current use means it is likely to have a minimal impact on the redevelopment process.
<b>Is the site accessible by public transport?</b>	Roughly 110 Meters from the site entrance is a bus stop on Holbrook Lane; this offers services 3, 56 and 56B, which can be used as a direct route to Coventry City Centre within roughly 10 minutes.
<b>Would further development of</b>	Further development of the site is not expected to

# Coventry Employment Land Review Site Assessment Proforma

<p><b>the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>significantly impact the local environment and biodiversity due to its industrial nature.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site partially aligns with Coventry City Council's Economic Development Strategy. Its mix of Class B2 and B8 units caters to some advanced manufacturing needs, but improvements in modern facilities are needed. While not explicitly focused on sustainability, its brownfield status and proximity to the A444 support potential redevelopment. The site's varied businesses contribute to job creation, but improvements in access and parking are necessary, especially in shared areas with residential and shopping spaces. Overall, the site's industrial nature suggests minimal impact on the environment, offering potential for sustainable redevelopment.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>Transforming the site into a mixed-use development with commercial spaces and residential units could create a vibrant community hub. This aligns with the Council's goals by fostering economic growth, addressing housing needs, and promoting social inclusivity.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site benefits from proximity to a skilled labour force due to its accessibility via public transport and the A444. This accessibility facilitates access for potential skilled workers. Additionally, Coventry College, located just 1.7 miles South of the site, serves as a vital resource for educational and training support. Therefore, the combination of accessible transportation links and nearby educational institutions positions the site favourably for meeting the skilled labour needs for potential further employment development.</p>

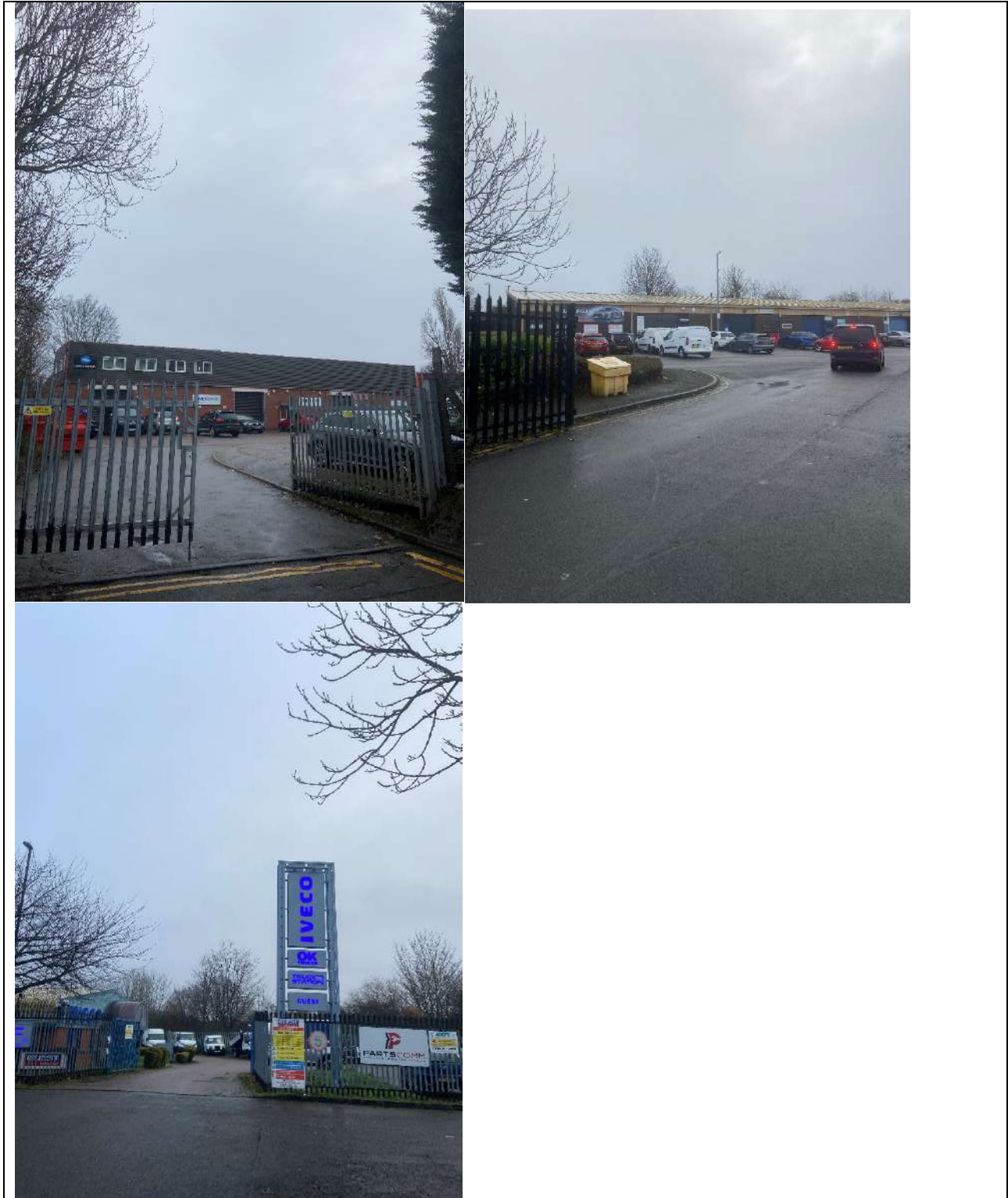
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



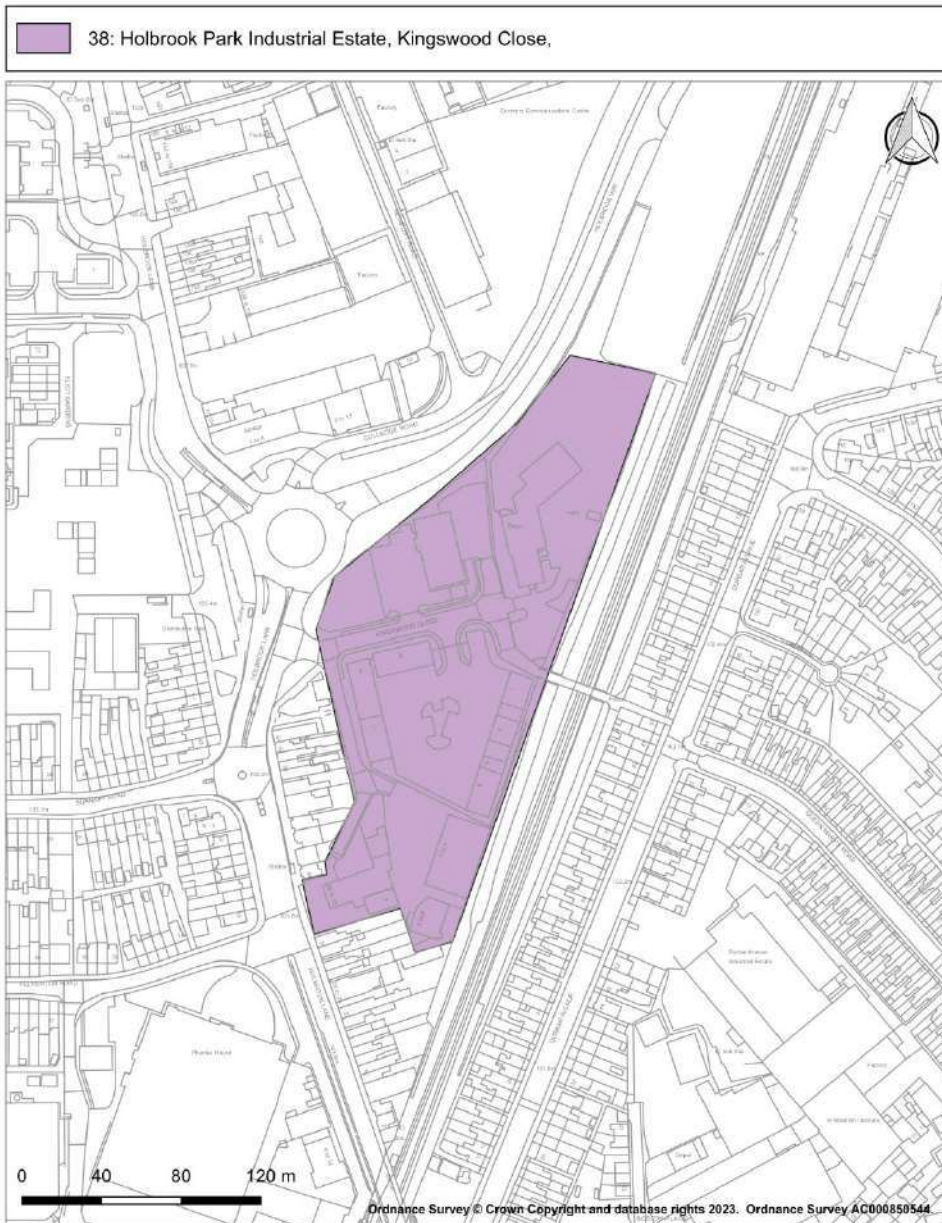


# Coventry Employment Land Review Site Assessment Proforma



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	DWG REF	Drawn PMC	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b>  Strategic Planning Research Unit
	SCALE 1:2,500 @ A4	DRWG NO. D02.38	Checked KW	
PROJECT Employment Land Review	JOB NO. WA5326	DRWG TITLE Employment Sites	Ground Floor, V1 - Velocity Tentat Street, Sheffield, S1 4BY t: 0114 228 9190 e: sheffield@dipconsultants.co.uk <small>© Crown Copyright and Database Rights 2023. Ordnance Survey 100039130/23</small>	

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
Site Ref.	39	Site Name	Jaguar Browns lane		
Area (ha)	7	Source	Existing Employment Site		
Address / Location		Jaguar Browns lane, CV5 9PF			
Site Allocation / Policy Reference (if relevant)		N/A			
Description of Site and Surrounding Area		<p>Situated on the North West outskirts of Coventry, this site is strategically positioned adjacent to another employment site. High-quality units fully occupy the premises, contributing to a well-maintained and functional environment. The site is surrounded predominantly by open land to the south and east, ensuring a buffer zone between the industrial activities and the residential areas. This strategic placement minimises direct connections to the nearby residential zones, thereby mitigating potential impacts. The site benefits from its own dedicated access points, carefully designed to avoid disturbances to the residential surroundings. This positioning enhances the overall functionality and compatibility of the site within its broader context.</p>			
Landowner(s) (if known)		Unknown			
Recent Relevant Planning History		No recent relevant planning history			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Sayer Dr, Coventry CV5 9PF	Jaguar/ Land Rover	Manufacturing	Class B2	
	Sayer Dr, Coventry CV5 9PF	Jaguar/ Land Rover	Office	Class E	

# Coventry Employment Land Review Site Assessment Proforma

Physical Appraisal	
<b>Is the site in an area of flood risk?</b>	The site is located in Flood Zone 1, indicating minimal risk of flooding.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	The development of the site is likely to have a limited impact on the amenity of neighbouring residents. The site is relatively isolated, with its immediate surroundings mainly consisting of an adjoining industrial site. The infrastructure leading to the site primarily serves its own purposes, minimising any potential disturbances to the nearby residential areas. As a result, the impact on the amenity of neighbouring residents is expected to be limited.
<b>Would development of the site have an adverse impact on important landscape features?</b>	The site's development is not anticipated to adversely impact any important landscape features, considering the industrial developed nature of the site and its minimal landscaping. However, it is crucial to acknowledge the open land to the South and East of the site. Any future development efforts should carefully consider and assess these areas to ensure that the existing landscape features are preserved or enhanced appropriately.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site has no designated ecological or environmental constraints, and there are no such sites within a two kilometre radius of the location. Therefore, development on the site is not expected to have an adverse impact on any designated sites or areas of environmental or ecological significance.
<b>Can suitable access to the site be provided?</b>	The existing access to the site is strong
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not benefit from any unique geographical or topographical features.
Market Appraisal	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (18/1/2024) revealed no properties within the site were for sale or to let. The site visit confirmed this.
<b>Are there any noticeable constraints on potential future development?</b>	The most significant constraint to potential future development is the current fullness of the site. The existing units occupy most of the space, limiting opportunities for expansion within the site boundaries. While the surroundings are largely open, considering expansion

# Coventry Employment Land Review Site Assessment Proforma

	beyond the site's confines may not be advisable due to potential conflicts with the existing landscape and land use patterns. Careful consideration should be given to balancing the need for development with the preservation of open spaces and surrounding areas.
<b>Is there any need for investment in the site?</b>	The site is high quality and requires no immediate investment.
<b>How accessible is the site?</b>	The site is highly accessible through Sayer Drive, off a roundabout connecting to Coundon Wedge Drive. This road provides a southward connection to the A4114 within 1 mile. The access is robust and open, accommodating easy passage for vehicles, including HGVs. Additionally, the site boasts strong parking provisions, contributing to its overall accessibility and functionality.
<b>What is the condition of the site?</b>	The site is in excellent condition, with both the units and infrastructure demonstrating high quality.
<b>What is the quality of the site's surroundings?</b>	The adjoining site is also of good quality, and the overall surroundings of the site are deemed to be in good condition, requiring no immediate investment.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site is in a sustainable location due to its proximity to the A4114, enhancing accessibility. Additionally, the site's access, primarily leading to the site, minimises its impact on residents. The quality of the units is assessed to be strong, further contributing to the overall sustainability of the location.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is classified as a brownfield site, indicating that it has a history of prior development. The current use of the site implies relatively minimal implications for redevelopment.
<b>Is the site accessible by public transport?</b>	A bus stop located 0.3 miles North West of the site on Browns Lane provides direct access to the city centre through the service 7, although it's worth noting that this bus runs every 30 minutes.
<b>Would further development of the site have an impact on the local environment and</b>	Given the brownfield nature of the site and the existing industrial use, further development would likely have a

# Coventry Employment Land Review Site Assessment Proforma

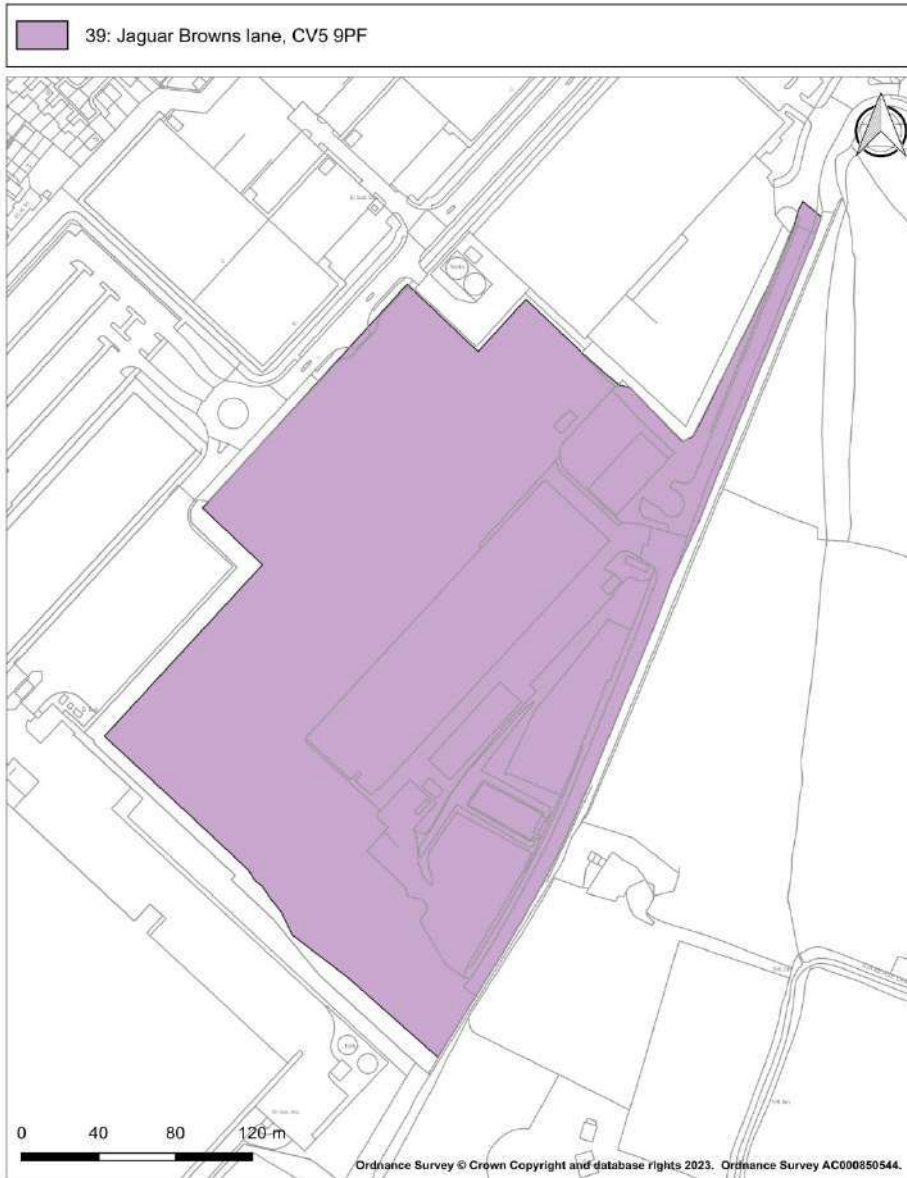
<p><b>biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>limited impact on the local environment and biodiversity.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site aligns effectively with the growth sectors and industries identified in the Council's Economic Development Strategy. It contributes to high employment levels and quality jobs through its provision of quality Class B2 and E units. The strategic location with good accessibility by public transport, including proximity to the A4114 and a bus stop on Browns Lane, further supports the promotion of a green city. The existing features and infrastructure, including the large manufacturing unit, office space, and connectivity, make the site particularly suitable for the outlined growth sectors.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>The site's primary and most suitable use is employment, given its current configuration and lack of direct connection to the surrounding residential area. However, with the implementation of appropriate infrastructure, the site could potentially be considered for residential purposes. Nonetheless, it is essential to note that the site's optimal contribution lies in employment, and there is potential for enhancing this by introducing medium-sized industrial units, aligning with overall development goals in the area.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>While the nearest educational facility, Coventry College, is located approximately 4 miles east of the site, the site benefits from strong connectivity and accessibility. Despite the distance to the education facility, the skilled labour force needs are likely to be met through the site's convenient access to road networks and public transport. This accessibility ensures that the site remains well-connected to potential workforce resources, supporting further employment development.</p>

# Coventry Employment Land Review Site Assessment Proforma

<b>Site Photographs</b>
<i>Site had restricted access so no photographs could be taken</i>

# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	DRWG NO. D02.39	Drawn PMMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b>  Strategic Planning Research Unit
	SCALE 1:2,500 @ A4	CHECKED WA5326	Checked KW	
PROJECT Employment Land Review	DRWG TITLE Employment Sites	(Ground Floor V1) - Velocity Jenner Street, Sheffield, S1 4BY t 0114 228 9190 e sheffield@dipconsultants.co.uk		



# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	40	<b>Site Name</b>	Kingfield Rd		
<b>Area (ha)</b>	3.9	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Kingfield Rd, CV1 4LD			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		<p>Located on the outskirts of Coventry city centre, this mixed-use site presents a blend of varying unit qualities. The northern and southern sections feature more modern and larger units compared to those in the middle, reflecting a similar trend in infrastructure.</p> <p>Adjacent to the site's Eastern side is another employment site, while the Western boundary is marked by a railway line and the Evttec plant. Bordering the Northern side are residential dwellings, separated by a line of trees acting as a buffer. Directly South of the site is Cash's Park.</p>			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		FUL/2020/2502 – Approved - Change of use from storage and distribution warehouse to gymnasium and health and fitness centre (Use Class E)			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Kingfield Rd, Coventry CV6 5AA	Amtico Flooring	Manufacturer	Class B2	
	Kingfield Rd, Coventry CV1 4LD	Go Kids	Play Gym	Class E	
	Kingfield Rd, Coventry	FIT 365	Gym	Class E	

# Coventry Employment Land Review Site Assessment Proforma

	CV1 4LD				
	Kingfield Rd, Coventry CV1 4LD	IPS	Vehicle Repair	Class B2	
	Kingfield Rd, Coventry CV1 4LD	Allen Fluid Power	Pipe Supplier	Class B8	
1	Kingfield Industrial Estate, Kingfield Rd, Coventry CV1 4DW	Screwfix	Supplier	Class B8	
2/3	Kingfield Industrial Estate, Kingfield Rd, Coventry CV1 4DW	City Plumbing Supplies	Supplier	Class B8	
4	Kingfield Industrial Estate, Kingfield Rd, Coventry CV1 4DW	Willams Trade Supplies	Supplier	Class B8	
5	Kingfield Industrial Estate, Kingfield Rd, Coventry CV1 4DW	Denmans Electrical Supplies	Supplier	Class B8	
6	Kingfield Industrial Estate, Kingfield Rd, Coventry CV1 4DW	Event Support Team Ltd	Training Centre	Class F1	
7	Kingfield Industrial Estate, Kingfield Rd,	Garrard Waters	Wholesaler	Class B8	

# Coventry Employment Land Review Site Assessment Proforma

	Coventry CV1 4DW				
8	Kingfield Industrial Estate, Kingfield Rd, Coventry CV1 4DW	Wolseley UK Ltd	Supplier	Class B8	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is located in Flood Zone One, indicating minimal flood risk.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		The site itself provides amenities for the local community. Whilst the site does neighbour residential dwellings to the North any further development is unlikely to impact the quality of amenity.			
<b>Would development of the site have an adverse impact on important landscape features?</b>		The site does not benefit from any important landscape features. However, directly South of the site is Cash's Park, which should be considered for further development.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		The site currently does not face any statutory environmental or ecological constraints.			
<b>Can suitable access to the site be provided?</b>		The site's current access is relatively strong. To make access stronger, the site should improve the internal infrastructure, this is particularly an issue in the mid-section of the site as the North and South of the site are in good condition.			
<b>Are there any unique geographical or topographical features at the site?</b>		The site does not have any geographical or topographical features on the site.			
<b>Market Appraisal</b>					
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>		A desk-based search (3/1/2024) revealed the site has no units listed to let or for sale. On the site visit all units appeared occupied.			
<b>Are there any noticeable constraints on potential future</b>		The main constraint for this site is the current development status. The units take up most of the site and do not offer room for vertical expansion. Another constraint of the site is			

# Coventry Employment Land Review Site Assessment Proforma

<b>development?</b>	the park directly south of the site; the biodiversity and impact on the access of the site would have to be carefully considered in future development.
<b>Is there any need for investment in the site?</b>	The site would benefit from investment in the mid-section; the North and South of the site are relatively strong in terms of the units and infrastructure, whereas the mid-section of the site should benefit from improvements to the units and infrastructure.
<b>How accessible is the site?</b>	The site is accessible from Kingfield Road, which provides links to both Foleshill Road (leading to the city centre) and the A444 (roughly 1.3 miles North of the site). This road is good quality and wide, allowing for good traffic flow.
<b>What is the condition of the site?</b>	The majority of the site is of good quality. The North and South of the site are in very good condition, with adequate parking and good quality units. The mid-section of the site would benefit from investment, but this is not an immediate concern.
<b>What is the quality of the site's surroundings?</b>	The site surroundings are relatively good, and the infrastructure is strong. There are no immediate concerns or need for investment in this area.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site demonstrates relative sustainability, offering good connections to road networks and the city centre. Potential impacts on neighbouring residents appear minimal, and the site demands little investment.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	Given the site is already developed, the site is considered brownfield. The current use means it is likely to have a minimal impact on the redevelopment process.
<b>Is the site accessible by public transport?</b>	0.2 miles South-East of the site on Foleshill Road is a bus stop that offers a direct route to the city centre within roughly 5 minutes through the services:20, 20A and 148.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or</b>	Further development of the site is not expected to significantly impact the local environment and biodiversity due to its industrial nature.

# Coventry Employment Land Review Site Assessment Proforma

<p><b>considerations to mitigate or enhance this impact?</b></p>	
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site aligns well with the growth sectors highlighted in the Council's Economic Development Strategy, offering B2 floorspace and modern facilities suitable for advanced manufacturing and engineering. Its relative sustainability, connectivity, and minimal immediate investment needs also position it favourably for sectors prioritising sustainability and quality job creation. Despite lacking specific tailored features, its mixed-use setup and existing infrastructure, notably modern units and convenient transportation access, make it a promising choice for these growth sectors.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>Retaining the site primarily for employment aligns best with the area's development goals, emphasising job creation and economic growth. While alternative uses like residential dwellings could add diversity, focusing on employment maintains its role as an employment hub, contributing significantly to the area's economic vitality.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>Within the site, there's an onsite training provider, complemented by Coventry College, situated just 1.4 miles to the South. Access to the city centre via public transport is convenient, and the A444, a major connection road, lies approximately 1.3 miles to the north. These factors collectively ensure easy access to a skilled labour force and valuable educational resources, fostering potential further employment development.</p>

# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs

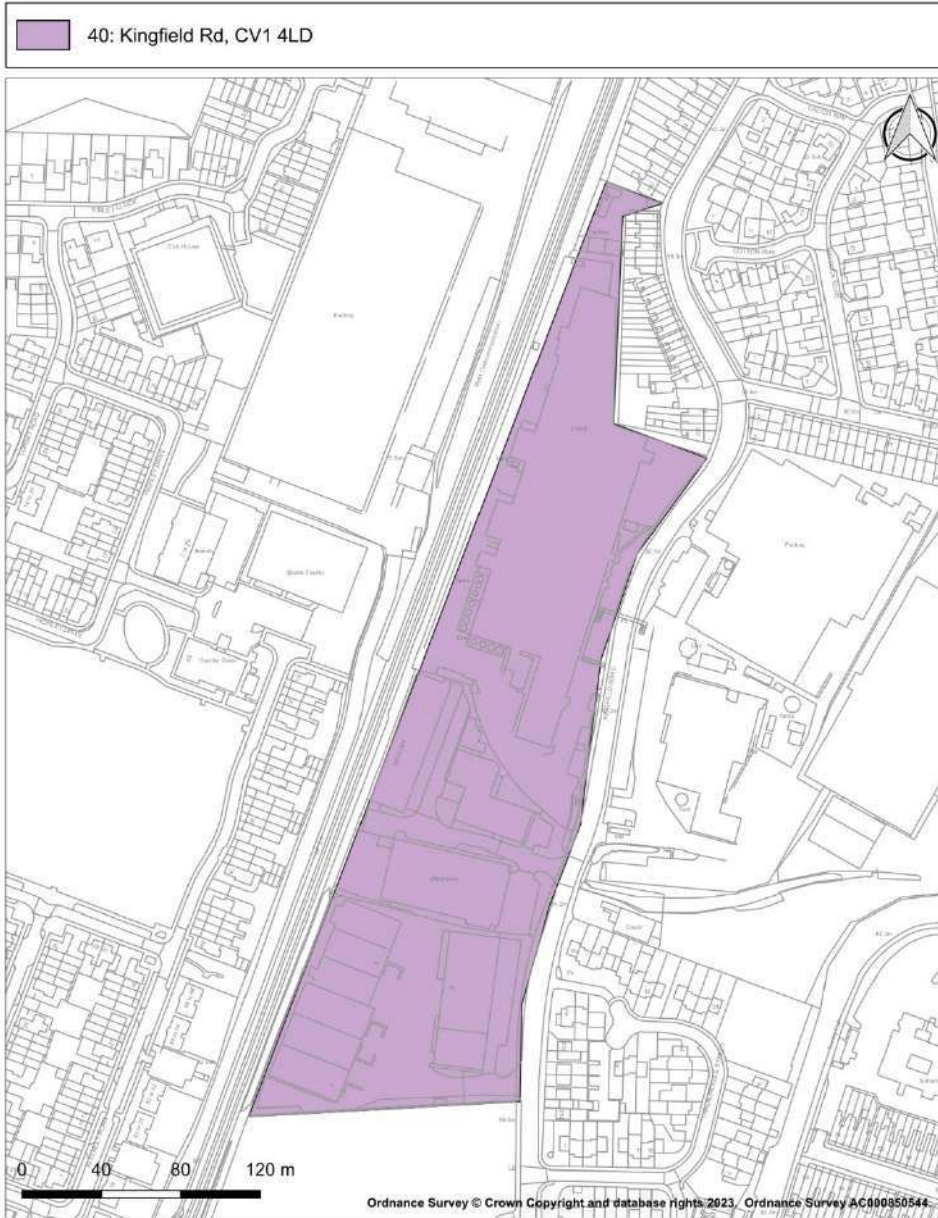



# Coventry Employment Land Review Site Assessment Proforma



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	DS REF	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b> Ground Floor, V1 - Velocity Tenter Street, Sheffield, S1 4BY t: 0114 228 9190 e: sheffield@dipconsultants.co.uk <small>© Coventry City Council, 2023. All Rights Reserved. Coventry City Council is not responsible for the content of this document.</small>
	SCALE 1:2,500 @ A4	DRWG NO: D02.40	Checked KW	
PROJECT Employment Land Review	DRWG TITLE Employment Sites	 Strategic Planning Research Unit		



# Coventry Employment Land Review

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	41	<b>Site Name</b>	Land between Bedworth Rd and Oban Rd		
<b>Area (ha)</b>	4.7	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Land between Bedworth Rd and Oban Rd CV6 6BN			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		The site, located just off the B4113, the site is mixed use but mainly industrial. There's a railway line to the immediate west, while the eastern boundary comprises another industrial estate alongside housing. The southern region of the site is surrounded by residential areas, whereas the northern section is adjacent to a business park and the M6 motorway, offering varied neighbouring environments.			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		No recent relevant planning history			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Listers Truck and Van Centre, 347-367 Bedworth Rd, Longford, Coventry CV6 6BN	Listers Volkswagen Van Centre	Vehicle Dealership	Sui generis	
	339 Bedworth Rd, Longford, Coventry CV6 6BN	TVR Power	Vehicle repair	Class B2	
	6 Oban Rd, Longford, Coventry CV6 6HH	Smart Systems UK Ltd	Light Manufacturer	Class B2	
	343 Bedworth Rd, Longford, Coventry CV6 6BN	Proximo Ltd	Office/Car Rental	Class E/Sui generis	

# Coventry Employment Land Review

## Site Assessment Proforma

	343 Bedworth Rd, Longford, Coventry CV6 6BN	Lall Engineering Ltd	Metalworks	Class B2	
	333-335 Bedworth Rd, Longford, Coventry CV6 6BN	Horizon Foods	Wholesale	Class B8	
	337 Bedworth Rd, Longford, Coventry CV6 6BN	XL Motors	Vehicle repair	Class B2	
	12 Oban Rd, Longford, Coventry CV6 6HH	Freshways	Wholesale	Class B8	
	Oban Rd, Longford, Coventry CV6 6HH	MVC	Carparts	Class B2	
	Yard At, 1 Oban Rd, Longford, Coventry CV6 6HH	Secland Group Ltd	Builders Yard	Class B2	

### Physical Appraisal

<b>Is the site in an area of flood risk?</b>	Despite the site only being 40 meters West of Coventry Canal, the site is located in flood zone one indicating minimal risk.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	The current development on this site does not adversely affect nearby residents' amenities. However, any proposed changes should consider the impact on local facilities, such as schools, open spaces, and the church, to maintain the quality of life for the neighbouring residents.
<b>Would development of the site have an adverse impact on important landscape features?</b>	N/A - The industrial development nature of the site means landscape features will not be impacted
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	They are no statutory environmental or ecological constraints within or in close proximity to the site.
<b>Can suitable access to the site be provided?</b>	The site's current access is good; it could be improved with stronger parking provisions.

# Coventry Employment Land Review

## Site Assessment Proforma

<b>Are there any unique geographical or topographical features at the site?</b>	The site lacks any distinct geographical or topographical features.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (conducted on 15/12/2023) revealed within the site there were no vacancies; the site visit confirmed this.
<b>Are there any noticeable constraints on potential future development?</b>	The site presents a notable opportunity for potential future development due to its expansive yard space. However, the current utilisation by Secland Group Ltd. might pose a constraint to this development potential.
<b>Is there any need for investment in the site?</b>	There is no immediate need for investment in the site, although it would benefit from improved parking provisions.
<b>How accessible is the site?</b>	Access to the site is average; with some sections presenting challenges due to parked cars that hinder navigation along the roads. The primary access to the site is via a road branching off the B4113.
<b>What is the condition of the site?</b>	Overall, the site's condition is satisfactory; however, the parking facilities are notably poor and would greatly benefit from improved provisions.
<b>What is the quality of the site's surroundings?</b>	The site surroundings are satisfactory with no immediate concerns; the housing serves its purpose adequately, and the neighbouring industrial estate maintains a comparable quality level.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site's strategic location in proximity to the M6 motorway contributes to its potential sustainability. This proximity offers advantageous regional connectivity, aiding transportation and accessibility for businesses and potential developments.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is a brownfield area, previously developed for a multitude of purposes. This history will likely not pose constraints on redevelopment.

# Coventry Employment Land Review Site Assessment Proforma

<p><b>Is the site accessible by public transport?</b></p>	<p>Directly West of the site, situated on the B4113, there's a bus stop offering convenient access to Coventry City Centre via bus routes 20 or 148. This direct connection provides accessible public transport for commuting to and from the site.</p>
<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>Further development on the site will have a very minimal impact on the local environment and biodiversity due to the site's lack of substantial landscaping. However, any development plans should consider and prioritise the preservation of the nearby canal, emphasising its significance in the area. Incorporating measures to safeguard the canal within the development process would be essential to mitigate any potential environmental impact.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site aligns with the growth sectors and industries emphasised in the Council's Economic Development Strategy, specifically in its suitability for manufacturing and industrial uses, falling under Class B2 usage, a need identified in the council's 2022 strategy. The existing features or infrastructure on the site complement and bolster this sector, making it an attractive choice for the intended development highlighted in the economic development strategy.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>The site has the potential for transformation into a residential development due to the existing housing in its vicinity, indicating available infrastructure that aligns with such a shift. This alternative use could contribute positively to the overall development goals of the area by harmonising with the existing residential landscape and utilising pre-existing infrastructure to support further housing needs in the locality.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site's proximity to transportation links, including the M6, suggests a likelihood of meeting the demand for skilled labour. Moreover, with Coventry College located 2.3 miles south of the site, there exists an opportunity for additional training provisions, contributing to potential skill development and fulfilment of workforce needs.</p>
<p><b>Site Photographs</b></p>	

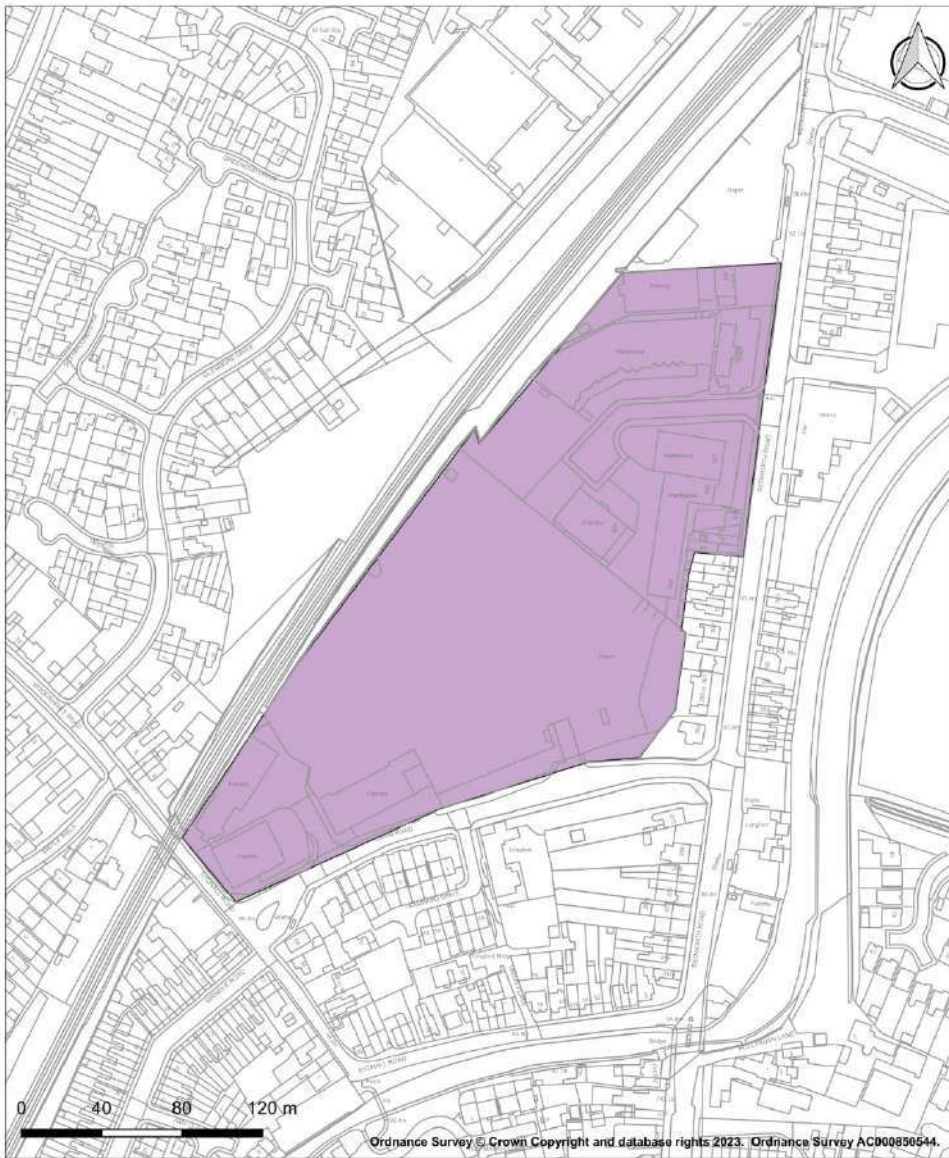
# Coventry Employment Land Review Site Assessment Proforma



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan

 41: Land between Bedworth Rd and Oban Rd CV6 6BN



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CLIENT Coventry City Council	DATE 04.12.2023	OS REF	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b>  Ground Floor, V1 - Velocity Tenner Street, Sheffield, S1 4BY t 0114 228 9190 e sheffield@clpconsultants.co.uk  <small>© Crown Copyright. Printed, Sold and Licensed under the Ordnance Survey Licence.</small>
	SCALE 1:2,500 @ A4	ORNO NO. D02.41	Checked KW	
PROJECT Employment Land Review	JOB NO. WA5326	DRWG TITLE Employment Sites	 Strategic Planning Research Unit	

# Coventry Employment Land Review

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	42	<b>Site Name</b>	Little Heath Industrial Estate		
<b>Area (ha)</b>	5	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Little Heath Industrial Estate, CV6 7ND			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		This site in Little Heath, North Coventry, comprises a blend of employment and residential spaces. Surrounded by new housing and bordered by the Coventry Canal to the West, it's noteworthy that a cemetery lies approximately 130 meters North, and an adjacent playfield is situated about 115 meters East. Any redevelopment or further development must carefully consider these nearby features.			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		OUT/2013/0041 – Approved - Development of the site for a mix of up to 344 dwellings (Use Class C3), a car de-fleet processing centre comprising business (Class B1), general industry (Class B2), distribution and storage (Class B8) and motor vehicles sales (sui generis)			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
SF1	Little Heath Industrial Estate, Old Church Rd, Coventry CV6 7NB	Care Quality Pharmacy	Pharmacy	Class E	
D6	Little Heath Industrial Estate, Old Church Rd,	Metro Rod	Drainage system	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

	Coventry CV6 7NB				
G5	Little Heath Industrial Estate, Old Church Rd, Coventry CV6 7NB	Dispensing Centre Ltd	Pharmacy	Class E	
A24	Little Heath Industrial Estate, Old Church Rd, Coventry CV6 7NB	Domelis Pizza	Takeaway	Sui generis	
G3	Little Heath Industrial Estate, Coventry CV6 7ND	Midland Metrology Ltd	Engineering	Class B2	
G4	Little Heath Industrial Estate, Old Church Rd, Coventry CV6 7NB	Mr Granite	Granite supplier	Class B2/B8	
	Little Heath Industrial Estate, Old Church Rd, Coventry CV6 7NB	B2 Automotive	Engineer	Class B2	
A2	Little Heath Industrial Estate, Old Church Rd, Coventry CV6 7NB	Coventry Party Hire	Equipment Rental	Class B2	
F4-6	Little Heath Industrial Estate, Old Church Rd, Coventry	Rossi Gear Motors Ltd	Manufacturer	Class B2	



# Coventry Employment Land Review Site Assessment Proforma

	CV6 7NB				
B19	Little Heath Industrial Estate, Old Church Rd, Coventry CV6 7NB	Sterling Blinds	Blind shop	Class E	
D1	Little Heath Industrial Estate, Old Church Rd, Coventry CV6 7NB	Reyatt Motors	Vehicle repair	Class B2	
	Little Heath Industrial Estate, Old Church Rd, Coventry CV6 7NB	The Marketing Trainer	Training Provider	Class F1	
D6	Little Heath Industrial Estate, Old Church Rd, Coventry CV6 7NB	Commtech IT Solutions Ltd	Computer Shop	Class E	
A16	Little Heath Industrial Estate, Old Church Rd, Coventry CV6 7NB	Electrical Engineering Solutions Ltd	Electrician	Class B2	
F1	Little Heath Industrial Estate, Old Church Rd, Coventry CV6 7NB	A5 Logistics Ltd	Freight Service	Class B8	
A7	Little Heath Ind. Estate, Old Church Road, Coventry	Tooling Intelligence Ltd	Vending machine supplier	Class B2/B8	

# Coventry Employment Land Review Site Assessment Proforma

	CV6 7NB				
D4	Little Heath Industrial Estate, Old Church Rd, Coventry CV6 7NB	MAP Motor Services Ltd	Vehicle Repair Shop	Class B2	
B2	Little Heath Industrial Estate, Old Church Rd, Coventry CV6 7NB	FT Paints Supplies	Paint shop	Class B2	
G2	Little Heath Industrial Estate, Old Church Rd, Coventry CV6 7NB	H & B Enterprise Ltd	Wholesaler	Class B8	
C1	Little Heath Industrial Estate, Old Church Rd, Coventry CV6 7NB	Grebecrest Ltd	Health and Beauty Shop	Class E	
	Little Heath Industrial Estate, Old Church Rd, Coventry CV6 7NB	A.A.Metals	Metal dealer	Class B2	

## Physical Appraisal

<b>Is the site in an area of flood risk?</b>	The site is primarily located in Flood Zone One, indicating minimal risk, despite the site bordering Coventry Canal.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	The current mix of industrial and residential land use on the site could impact neighbouring residents' amenities if further industrial development occurs. Any expansion in the industrial section should be approached cautiously to ensure it doesn't adversely affect the site's existing balance or disrupt the amenities enjoyed by nearby residents.

# Coventry Employment Land Review

## Site Assessment Proforma

<b>Would development of the site have an adverse impact on important landscape features?</b>	The site does not benefit from any important landscape features.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site currently does not face any statutory environmental or ecological constraints. However, any future development should consider the adjacent canal to ensure minimal disruption to the surrounding ecosystem.
<b>Can suitable access to the site be provided?</b>	The current access to the site is poor, the infrastructure has been built for residential units rather than industrial purposes
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not have any geographical or topographical features on the site.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	The site appears to be fully occupied; a desk-based search confirmed this (conducted 18/12/2023).
<b>Are there any noticeable constraints on potential future development?</b>	The primary constraint for potential future development on the site lies in its existing residential nature. The presence of residential dwellings means that any future development must be considerate of this aspect. Additionally, the current units are of average quality, relatively small, and lack vertical expansion space, imposing limitations on further development possibilities.
<b>Is there any need for investment in the site?</b>	The site does not urgently require investment. However, there's potential for improvement, especially for the smaller units located in the middle-south area. Updating these units would enhance the overall quality of the site.
<b>How accessible is the site?</b>	The accessibility to the industrial section of the site is relatively strong as it connects directly to Old Church Road. However, the newly built residential housing part experiences poor access due to narrow roads. Despite having off-road parking, the area still faces challenges with parking availability; within the industrial portion of the site, parking is adequate.
<b>What is the condition of the site?</b>	The site is generally in good condition. The industrial buildings are predominantly of high quality, although some of the older units might benefit from updates to maintain

# Coventry Employment Land Review Site Assessment Proforma

	consistency across the site.
<b>What is the quality of the site's surroundings?</b>	The site's surroundings exhibit a good quality overall. The infrastructure and surrounding areas don't appear to require immediate investment or improvements.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site's location is somewhat sustainable, but its proximity to residential areas might lower its overall sustainability score. However, the site is functioning effectively.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	Given the site's developed industrial nature, there is a likelihood that some parts of the land may be contaminated, which could restrict immediate construction or development activities. Remediation processes might be necessary to address any existing contamination before the site becomes suitable for further construction or development.
<b>Is the site accessible by public transport?</b>	The nearest bus stop to the site is located roughly 100 meters Southwest of the site on Old Church Road. Bus 22 offers a direct route to the City Centre in less than 20 minutes.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Further development on the site might not directly impact the immediate surroundings, but it must be considerate of the Coventry Canal's biodiversity despite the site's limited landscaping.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b>	The site aligns with the growth sectors and industries emphasised in the Council's Economic Development Strategy, specifically in its suitability for manufacturing and industrial uses, falling under Class B2 usage, a need identified in the Council's 2022 strategy. The existing features and infrastructure on the site complement and bolster this sector, making it an attractive choice for the intended development highlighted in the economic development strategy.
<b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall</b>	The site's mix of residential and industrial elements suggests that focusing on residential development might be the most fitting alternative. Leveraging the site's strong existing industrial quality while expanding residential spaces can significantly contribute to the area's

## Coventry Employment Land Review Site Assessment Proforma

development goals of the area?	development goals.
<b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b>	The site is 2.5 miles from Coventry College, offering good proximity for workforce skills development. Additionally, an on-site training facility exists for marketing, although its applicability to the broader site might be limited. Connectivity and public transport access suggests a probable availability of skilled labour for the industrial area.

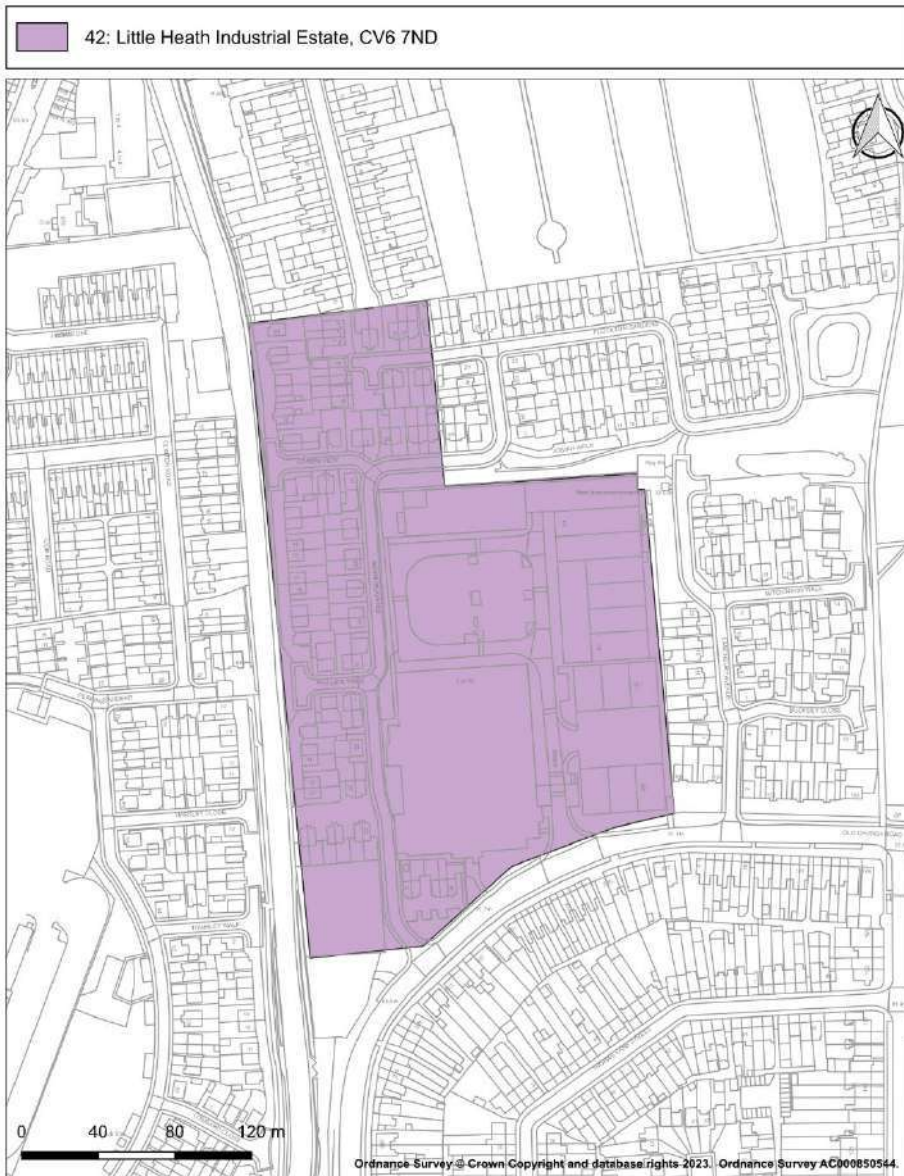
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF	Drawn FMG	<b>STRATEGIC PLANNING RESEARCH UNIT</b>  Strategic Planning Research Unit
	SCALE 1:2,500 @ A4	DRWG NO D02.42	Checked KW	
PROJECT Employment Land Review	JOB NO. WA5326	Ground Floor V1 - Velocity Tenter Street, Sharnford, S1 4BY t. 0114 228 9190 e. sheffield@dipconsultants.co.uk		<small>© Crown Copyright and database rights 2023. Ordnance Survey AC006850544</small>
	DRWG TITLE Employment Sites			

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	43	<b>Site Name</b>	Livingstone Road		
<b>Area (ha)</b>	1	<b>Source</b>	Exciting Employment Site		
<b>Address / Location</b>		Livingstone Road, CV6 5AR			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		The site is mixed-use but largely Class B2, bordered by residential properties and a bustling parade of shops. The immediate vicinity boasts a range of amenities, including takeaways and convenience stores, catering to the local community's needs. However, the site itself exhibits signs of poor quality and is not exclusively dedicated to employment purposes. Despite this, its strategic advantage lies in its proximity to the City Centre, offering accessibility and connectivity to Coventry.			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		No recent relevant planning history			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Foleshill Rd, Coventry CV6 5AQ	Gurdwara	Place of worship	Class F1	
	Foleshill Rd, Coventry CV6 5AQ	Courtaulds Areospace	Manufacturer	Class B2	
	Livingstone Road, Coventry, CV6 5AR	BBK bodyshop	Car repairs	Class B2	



# Coventry Employment Land Review

## Site Assessment Proforma

	Livingstone Road, Coventry, CV6 5AR	West midlands Plastic centre	Manufacturer building supplies and	Class B2/B8	
	Livingstone Road, Coventry, CV6 5AR	Armour Autos Ltd	Car repairs	Class B2	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is located in Flood Zone One, indicating minimal flood risk.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		Given the existing poor amenities within the surrounding residential area, any development on the site is unlikely to affect the level of amenities for neighbouring residents adversely. However, nearby the site on Foleshill Road they are a few convenience stores which improve the level of amenities			
<b>Would development of the site have an adverse impact on important landscape features?</b>		The site does not benefit from any important landscape features.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		The site currently does not face any statutory environmental or ecological constraints.			
<b>Can suitable access to the site be provided?</b>		Access to the site in the current state is poor the site would benefit from improvements to parking provisions to help alleviate the strains on the existing infrastructure			
<b>Are there any unique geographical or topographical features at the site?</b>		The site does not have any geographical or topographical features on the site.			
<b>Market Appraisal</b>					
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>		The site does not appear to have any vacancies, a desk-based search (21/12/2023) no sites were reported to let or for sale.			
<b>Are there any noticeable constraints on potential future</b>		The biggest constraint to further development is the parking provisions and poor access. Any further development			

# Coventry Employment Land Review Site Assessment Proforma

<b>development?</b>	would only contribute to this issue. Parking provisions should be considered if any further development goes ahead. The place of worship is also a constraint as any development around this would have to consider the impacts on this.
<b>Is there any need for investment in the site?</b>	The site is in clear need of investment, particularly through infrastructure improvements, the road and pavements surrounding the site are in poor condition. Likewise, though functional the site would benefit from updates to the units, the condition of these are poor and this creates challenges for the current use. During the site visit West midlands Plastic centre were struggling to put away a delivery.
<b>How accessible is the site?</b>	The site has very poor access as can be seen in the site photographs, the lack of adequate parking only contributes to this issue, making the road narrower for larger vehicles to navigate down these roads. The main access to the site is via Livingstone Road, off Foleshill Road, which offers direct access to the City Centre.
<b>What is the condition of the site?</b>	The site is in poor condition, the units are poor quality and the infrastructure requires clear improvements.
<b>What is the quality of the site's surroundings?</b>	Surrounding the site is also poor quality, the parking provisions in this area are very poor which effects access to this site and the surrounding area. The amenities in this area are pretty poor also, although they are several convenience stores.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The sites location is not really sustainable, the site has good access to the city centre via public transport and Foleshill Road (1.2 miles South). However, the parking provisions and access to the site itself make the site less sustainable.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	Given the site is already developed, the site is considered brownfield. The current use means it is likely to have a minimal impact on the redevelopment process.
<b>Is the site accessible by public transport?</b>	Roughly 0.2 miles South of the site is a bus stop on Broad Street that offers direct access to the city centre via the services 20, 20A and 148 this takes roughly 10 minutes.

# Coventry Employment Land Review Site Assessment Proforma

<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>Further development of the site is not expected to significantly impact the local environment and biodiversity due to its industrial nature.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site aligns with the growth sectors and industries emphasised in the Council's Economic Development Strategy, specifically in its suitability for manufacturing and industrial uses, falling under Class B2 and Class B8 usage, a need identified in the Council's 2022 strategy. The existing features and infrastructure on the site complement and bolster this sector, making it an attractive choice for the intended development highlighted in the economic development strategy.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>The site, primarily an employment hub, holds the potential to enhance the existing residential area by converting parts to offer improved amenities. By creating spaces for community services or retail, it could uplift the nearby neighbourhood, aligning with broader goals of creating balanced and inclusive communities. The existing amenities are relatively poor, if this was to be changed the parking provisions would have to be revised.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The sites accessibility to the city centre via public transport makes it likely the skilled labour need can be met, improving the parking provisions would improve the chance of this. Coventry College is also 1.7 miles south of the site meaning educational and training facilities could likely be provided.</p>

# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan

 43: Livingstone Road, CV6 5AR



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CLIENT Coventry City Council	DATE 04.12.2023	OS REF	Drawn PMG	<b>STRATEGIC PLANNING RESEARCH UNIT</b>   Strategic Planning Research Unit
	SCALE 1:2,500 @ A4	DRWG NO D02.43	Checked KW	
PROJECT Employment Land Review	JOB NO WAS32B	DRWG TITLE Employment Sites		Ground Floor, V1 - Velocity Tonley Street, Sheffield, S1 4BY t 0114 228 9190 e sheffield@dipconsultants.co.uk <small>©2018-2023 Dip Planning Ltd. All Rights Reserved.</small>

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
Site Ref.	44	Site Name	Lower Ford Street/Sky Blue Way		
Area (ha)	1.8	Source	Existing Employment Site		
Address / Location		Lower Ford Street/Sky Blue Way, CV1 5PT			
Site Allocation / Policy Reference (if relevant)		N/A			
Description of Site and Surrounding Area		<p>Situated on the outskirts of Coventry, this site comprises two sizable units, each designated for Class B8 use – one serving as a wholesaler and the other as a self-storage facility. While these uses deviate from the typical employment designation, both units boast good quality. The site's strategic location, directly south of the A4600, enhances accessibility and connectivity. To the north lies another employment site, while the eastern boundary is marked by a mix of residential areas and educational facilities. The western side is characterised by a blend of residential dwellings, including student accommodation and a hotel, contributing to the diverse surroundings of the site.</p>			
Landowner(s) (if known)		Unknown			
Recent Relevant Planning History		No recent relevant planning history			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Access House, Read St, Coventry CV1 5PT	Booker	Wholesaler	Class B8	
	Hood Street Industrial Estate, Hood St, Coventry CV1 5PX	Access	Self Storage Unit	Class B8	

# Coventry Employment Land Review Site Assessment Proforma

Physical Appraisal	
<b>Is the site in an area of flood risk?</b>	The site is located in Flood Zone 1, indicating minimal risk of flooding.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	The development of the site should be considerate of the residential surroundings to avoid negatively impacting the amenities for neighbouring residents. However, the site's existing use does not suggest that any further development would inherently result in a poorer level of amenity for the surrounding residents.
<b>Would development of the site have an adverse impact on important landscape features?</b>	Given the industrial developed nature of the site and minimal landscaping, further development will not impact any important landscape features.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site has no designated ecological or environmental constraints, and there are no such sites within a two kilometre radius of the location. Therefore, development on the site is not expected to have an adverse impact on any designated sites or areas of environmental or ecological significance.
<b>Can suitable access to the site be provided?</b>	The existing access to the site is strong
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not benefit from any unique geographical or topographical features.
Market Appraisal	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (29/11/2023) revealed no properties within the site were for sale to let. The site visit confirmed this.
<b>Are there any noticeable constraints on potential future development?</b>	The primary constraint on potential future development for this site is spatial limitations. The existing uses, particularly the wholesaler and self-storage units, demand sufficient parking provisions, leaving the site at full capacity. Any further development or change in use would require careful consideration and potentially necessitate a comprehensive redevelopment plan to address the current spatial constraints.
<b>Is there any need for investment in the site?</b>	The site is currently functional and does not demand immediate investment. However, if the preference is to retain it for employment use, strategic investments for



# Coventry Employment Land Review

## Site Assessment Proforma

	redevelopment should be considered to enhance its overall functionality and adaptability to evolving needs.
<b>How accessible is the site?</b>	The site enjoys strong accessibility with multiple points of entry, namely Read Street and Hood Street. Read Street connects seamlessly to South Street, providing direct access to the A4600. Both entry points function effectively, although Hood Street experiences a slight narrowing due to parking, contributing to overall accessibility.
<b>What is the condition of the site?</b>	The site is in good condition for its current use as both units, designated as Class B8, function effectively for their purposes. However, it should be noted that the current configuration and condition may not be suitable for alternative uses, emphasising the importance of considering the site's existing functionality in any future development plans.
<b>What is the quality of the site's surroundings?</b>	The industrial site to the North of the property is in good condition, contributing positively to the overall surroundings. However, the remaining surroundings are mixed, with varying levels of quality. While there is no obvious need for immediate investment in the immediate vicinity, the overall assessment suggests a diverse landscape that accommodates different land uses without an urgent demand for improvement.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site is sustainable, primarily due to its proximity to the A4600, providing convenient access to transportation networks. The absence of an immediate need for investment also contributes to its sustainability. Additionally, the mixed-use nature of the surroundings implies a diverse and adaptable environment, aligning with sustainability principles by accommodating various land uses without requiring urgent interventions.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is classified as a brownfield site, indicating that it has a history of prior development. The current use of the site implies relatively minimal implications for redevelopment. However, it is crucial to note that if the site has historical ties to manufacturing, there is a potential risk of land contamination that should be carefully assessed and addressed during any redevelopment efforts.
<b>Is the site accessible by public transport?</b>	The site benefits from accessibility by public transport, with a bus stop located just 0.1 mile south of the site on Far Gosford Street. The bus service 13 provides a convenient and efficient route to the city centre, taking approximately 4

# Coventry Employment Land Review Site Assessment Proforma

	minutes. This accessibility option enhances the site's connectivity and is advantageous for both current and potential future users.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Given the brownfield nature of the site and the existing industrial use, further development would likely have a limited impact on the local environment and biodiversity.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b>	The site aligns well with the growth sectors and industries identified in the Council's Economic Development Strategy. Currently comprising two large units used for Class B8 purposes (wholesale and self-storage), the site caters to logistics and storage needs. Its proximity to the A4600, a major road, enhances connectivity for distribution and transportation. While the current use may not fit typical employment criteria, the existing infrastructure and strategic location make it suitable for logistics, distribution, and storage businesses, aligning with the Council's economic development goals.
<b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b>	An alternative approach could involve redeveloping the site to accommodate a mix of medium-sized units. This adjustment would contribute to the overall development goals of the area by fostering a more diverse and dynamic business environment. Introducing medium-sized units could attract a range of enterprises, potentially enhancing employment opportunities and supporting the economic growth envisioned by the Council. This alternative use would align with the goal of creating a varied and adaptable business landscape within the community.
<b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b>	The site is well-positioned in terms of accessing a skilled workforce. It features an on-site training centre, providing a valuable resource for workforce development. Furthermore, Coventry College is less than a mile northwest of the site, and Coventry University Campus is situated approximately 1 mile southwest. These educational institutions contribute to the availability of a skilled labour force in close proximity to the site.

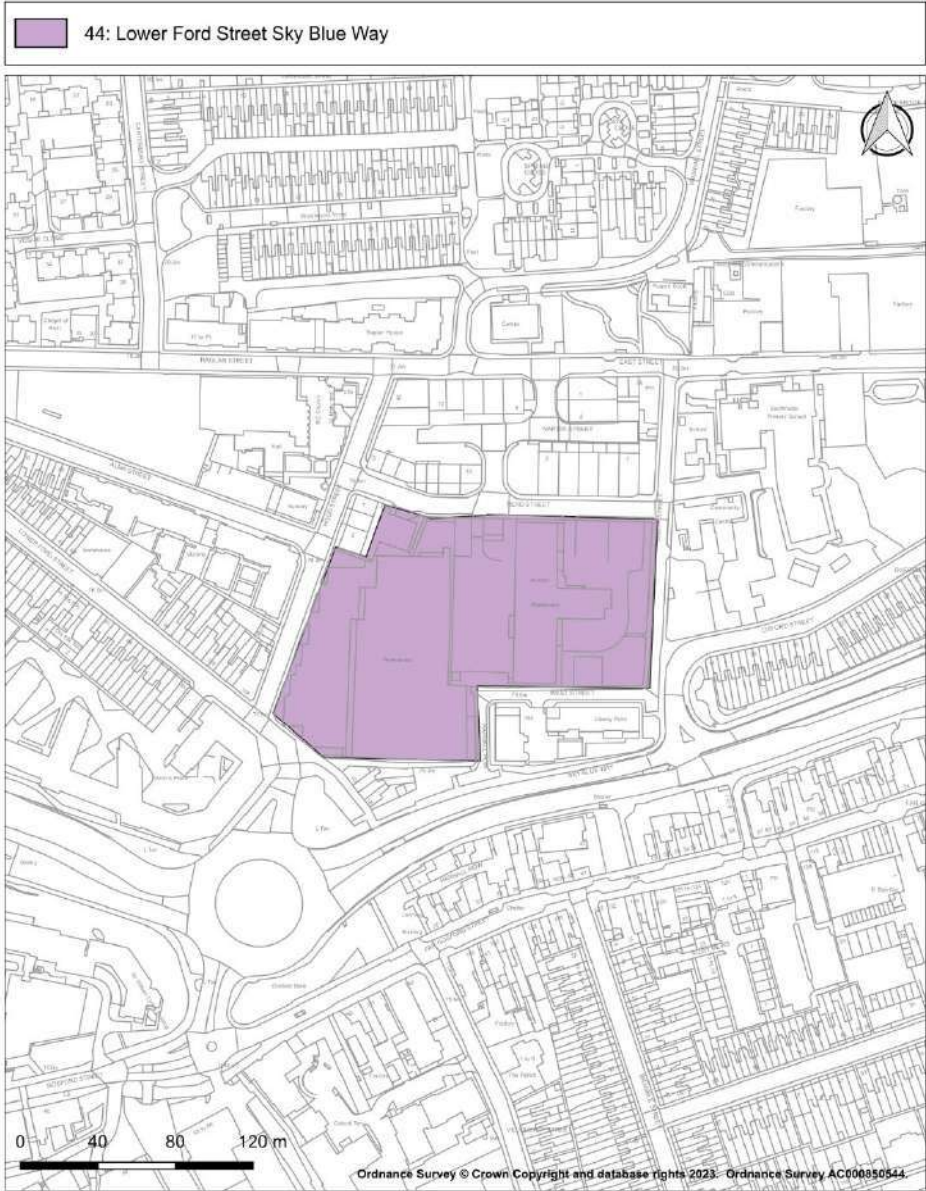
# Coventry Employment Land Review Site Assessment Proforma


## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b> Ground Floor, V1 - Velocity Tenner Street, Sheffield, S1 4BY t: 0114 228 9190 e: sheffield@dipconsultants.co.uk <small>© 2023 Dip Planning Ltd, Sheffield, South Yorkshire, United Kingdom. All other names and logos</small>
	SCALE 1:2,500 @ A4	DRWG NO D02.44	Checked KW	
PROJECT Employment Land Review	JOB NO WA5326	DRWG TITLE Employment Sites	 Strategic Planning Research Unit	

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	45	<b>Site Name</b>	Lyons Park		
<b>Area (ha)</b>	28	<b>Source</b>	Local Plan Employment Allocation		
<b>Address / Location</b>		Lyons Park, Sayer Drive, CV5 9DQ			
<b>Site Allocation / Policy Reference (if relevant)</b>		Policy JE2:2 – Continued use of employment land			
<b>Description of Site and Surrounding Area</b>		<p>Situated on the North West outskirts of Coventry, this site is strategically positioned adjacent to another employment site. High-quality units fully occupy the premises, contributing to a well-maintained and functional environment. The site is surrounded predominantly by open land to the south and east, ensuring a buffer zone between the industrial activities and the residential areas. This strategic placement minimises direct connections to the nearby residential zones, thereby mitigating potential impacts. The site benefits from its own dedicated access points, carefully designed to avoid disturbances to the residential surroundings. This positioning enhances the overall functionality and compatibility of the site within its broader context.</p>			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		No recent relevant planning history			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
A	Lyons Park, Sayer Dr, Coventry CV5 9PF	Birkdale sales Ltd	Wholesale	Class B8	
B	Lyons Park, Sayer Dr, Coventry CV5 9PF	Christine Lites	Event Service technology	Class E	

# Coventry Employment Land Review Site Assessment Proforma

C	Lyons Park, Sayer Dr, Coventry CV5 9PF	Norman Hay Plc/Ultraseal	Corporate Office	Class E	
D	Lyons Park, Sayer Dr, Coventry CV5 9PF	Polymer Logistics Ltd	Logistics	Class B8	
E	Lyons Park, Sayer Dr, Coventry CV5 9PF	Impression Technologies Ltd	Logistics	Class B8	
	Lyons Park, Sayer Dr, Coventry CV5 9PF	Expert Tooling & Automation Ltd	Manufacturing	Class B2	
	Lyons Park, Sayer Dr, Coventry CV5 9PF	Amazon	Logistics	Class B8	

## Physical Appraisal

<b>Is the site in an area of flood risk?</b>	The site is located in Flood Zone 1, indicating minimal risk of flooding.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	The development of the site is likely to have a limited impact on the amenity of neighbouring residents. The site is relatively isolated, with its immediate surroundings mainly consisting of an adjoining industrial site. The infrastructure leading to the site primarily serves its own purposes, minimising any potential disturbances to the nearby residential areas. As a result, the impact on the amenity of neighbouring residents is expected to be limited.
<b>Would development of the site have an adverse impact on important landscape features?</b>	The site's development is not anticipated to adversely impact any important landscape features, considering the industrial developed nature of the site and its minimal landscaping. However, it is crucial to acknowledge the open land to the South and East of the site. Any future development efforts should carefully consider and assess these areas to ensure that the existing landscape features are preserved or enhanced appropriately.

# Coventry Employment Land Review

## Site Assessment Proforma

<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site has no designated ecological or environmental constraints, and there are no such sites within a two kilometre radius of the location. Therefore, development on the site is not expected to have an adverse impact on any designated sites or areas of environmental or ecological significance.
<b>Can suitable access to the site be provided?</b>	The existing access to the site is strong
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not benefit from any unique geographical or topographical features.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (18/1/2024) revealed no properties within the site were for sale or to let. The site visit confirmed this.
<b>Are there any noticeable constraints on potential future development?</b>	The site faces notable constraints for potential future development. The existing units occupy most of the space, limiting further expansion within the site boundaries. While the surroundings are largely open, expansion outside the site is not advisable. Additionally, the Amazon car park takes up a significant portion of the site, and while necessary, it further constrains available space for any potential development. Careful consideration and strategic planning would be essential to address these constraints and optimise the site's functionality.
<b>Is there any need for investment in the site?</b>	The site is high quality and requires no immediate investment
<b>How accessible is the site?</b>	The site is highly accessible through Sayer Drive, off a roundabout connecting to Coundon Wedge Drive. This road provides a southward connection to the A4114 within 1 mile. The access is robust and open, accommodating easy passage for vehicles, including HGVs. Additionally, the site boasts strong parking provisions, contributing to its overall accessibility and functionality.
<b>What is the condition of the site?</b>	The site is in excellent condition, with both the units and infrastructure demonstrating high quality.
<b>What is the quality of the site's surroundings?</b>	The adjoining site is also of good quality, and the overall surroundings of the site are deemed to be in good condition, requiring no immediate investment.

# Coventry Employment Land Review

## Site Assessment Proforma

Sustainable Development Factors	
<b>Is the site in a sustainable location?</b>	The site is in a sustainable location due to its proximity to the A4114, enhancing accessibility. Additionally, the site's access, primarily leading to the site, minimises its impact on residents. The quality of the units is assessed to be strong, further contributing to the overall sustainability of the location.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is classified as a brownfield site, indicating that it has a history of prior development. The current use of the site implies relatively minimal implications for redevelopment.
<b>Is the site accessible by public transport?</b>	A bus stop located 0.3 miles North West of the site on Browns Lane provides direct access to the city centre through the service 7, although it's worth noting that this bus runs every 30 minutes.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Given the brownfield nature of the site and the existing industrial use, further development would likely have a limited impact on the local environment and biodiversity.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b>	The site aligns effectively with the growth sectors and industries identified in the Council's Economic Development Strategy. It contributes to high employment levels and quality jobs through its provision of quality Class B2, B8, and E units. The strategic location with good accessibility by public transport, including proximity to the A4114 and a bus stop on Browns Lane, further supports the promotion of a green city. The existing features and infrastructure, including the mix of medium and large units, office space, and connectivity, make the site particularly suitable for the outlined growth sectors.
<b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b>	The site's primary and most suitable use is employment, given its current configuration and lack of direct connection to the surrounding residential area. However, with the implementation of appropriate infrastructure, the site could potentially be considered for residential purposes. Nonetheless, it is essential to note that the site's optimal contribution lies in employment, and there is potential for enhancing this by introducing medium-sized industrial units, aligning with overall development goals in the area.



## Coventry Employment Land Review Site Assessment Proforma

**How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?**

While the nearest educational facility, Coventry College, is located approximately 4 miles east of the site, the site benefits from strong connectivity and accessibility. Despite the distance to the education facility, the skilled labour force needs are likely to be met through the site's convenient access to road networks and public transport. This accessibility ensures that the site remains well-connected to potential workforce resources, supporting further employment development.

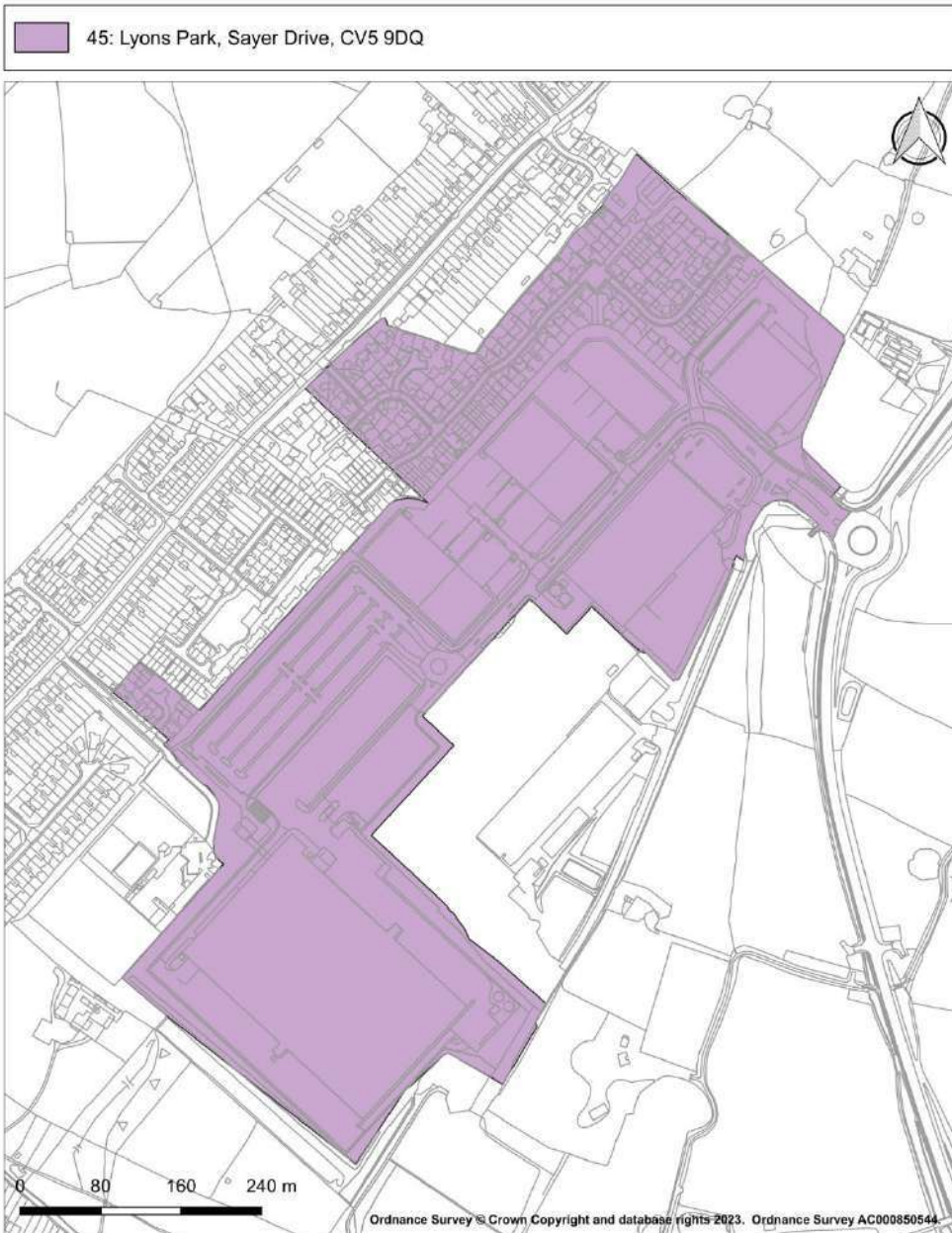
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	DR REP D02.45	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b>  Ground Floor, V1 - Velocity Tenker Street, Smeeth, S1 4BY t: 0114 228 9190 e: sheffler@dipconsultants.co.uk
	SCALE 1:5,000 @ A4	Checked KW	Checked KW	
PROJECT Employment Land Review	DRWG TITLE Employment Sites		 Strategic Planning Research Unit	

# Coventry Employment Land Review

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	46	<b>Site Name</b>	Lythalls Lane Industrial Estate		
<b>Area (ha)</b>	3.1	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Lythalls Lane Industrial Estate, CV6 6FL			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		The site, situated in North Coventry, primarily serves industrial purposes. Notably, the north and east sections feature newer units, while signs of gentrification and evolving uses are evident in the older units. The site is surrounded by residential dwellings and showcases a blend of industrial and changing neighbourhood dynamics. Its strategic positioning benefits from proximity to the A444 to the south, offering convenient access to the M6 motorway and enhancing regional connectivity for transportation and logistical needs.			
<b>Landowner(s) (if known)</b>		Coventry City Council			
<b>Recent Relevant Planning History</b>		OUT/2019/3028 – Undecided - Outline application for the demolition of existing buildings, erection of up to 95 apartments in 3 storey building with associated access and basement parking and amenity			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
3a	Lythalls Lane Industrial Estate, Lythalls Ln, Coventry CV6 6FL	Vital technology	IT services	Class E	
3b	Lythalls Lane Industrial Estate, Lythalls Ln, Coventry CV6 6FL	Anadantex Ltd	Industrial tool hire	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

3d	Lythalls Lane Industrial Estate, Lythalls Ln, Coventry CV6 6FL	CEF	Wholesale	Class B2/B8	
4a	Lythalls Lane Industrial Estate, Lythalls Ln, Coventry CV6 6FL	PowerX Equipment Ltd	Industrial tool hire	Class B2	
4b	Lythalls Lane Industrial Estate, Lythalls Ln, Coventry CV6 6FL	Carries of Hope	Charity	Sui generis	
38	Lythalls Lane Industrial Estate, Lythalls Ln, Coventry CV6 6FL	Gift Direct Ltd	Storage and Distribution	Class B8	
39	Lythalls Lane Industrial Estate, Lythalls Ln, Coventry CV6 6FL	J Tomlinson Ltd	Contractors	Class B2	
41	Lythalls Lane Industrial Estate, Lythalls Ln, Coventry CV6 6FL	Green Energy Technical Services	Social power supplier	Class B2	
40/42	Lythalls Lane Industrial Estate, Lythalls Ln, Coventry CV6 6FL	BC Diets UK Ltd	Caterer	Sui generis	
43	Lythalls Lane Industrial Estate, Lythalls Ln, Coventry CV6 6FL	Tradetrue Ltd	Freight	Class B8	
44	Lythalls Lane Industrial Estate, Lythalls Ln, Coventry CV6 6FL	Deltor Ltd	Printing	Class B2	
45	Lythalls Lane Industrial Estate, Lythalls Ln, Coventry CV6 6FL	Distribution & Graphics Ltd	Freight	Class B8	

# Coventry Employment Land Review Site Assessment Proforma

	CV6 6FL				
46	Lythalls Lane Industrial Estate, Lythalls Ln, Coventry CV6 6FL	City Sign & Graphics Ltd	Manufacturer	Class B2	
47	Lythalls Lane Industrial Estate, Lythalls Ln, Coventry CV6 6FL	WEC International	Place of worship	Class F1	
48	Lythalls Lane Industrial Estate, Lythalls Ln, Coventry CV6 6FL	Rise Scaffolding Mids Ltd	Industrial	Class B2	
49	Lythalls Lane Industrial Estate, Lythalls Ln, Coventry CV6 6FL	Motonet Car Care Ltd	Vehicle repairs	Class B2	
50	Lythalls Lane Industrial Estate, Lythalls Ln, Coventry CV6 6FL	Belgrade Theatre Stores	Performing arts	Sui generis	
51	Lythalls Lane Industrial Estate, Lythalls Ln, Coventry CV6 6FL	SRM Electrical Distributors	Electrical Wholesaler	Class B2/B8	
7/8	Lythalls Lane Industrial Estate, Lythalls Ln, Coventry CV6 6FL	Byatt's Brewery	Brewery	Class B2	
9	Lythalls Lane Industrial Estate, Lythalls Ln, Coventry CV6 6FL	Stanton Engineering	Engineering	Class B2	
12/13	Lythalls Lane Industrial Estate, Lythalls Ln, Coventry CV6 6FL	Coventry Centreless Grinding Ltd	Tool Grinding	Class B2	
	Lythalls Lane Industrial Estate,	Sky Blue	Vehicle repair	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

	Lythalls Ln, Coventry CV6 6FL	Garage			
5/6	Lythalls Lane Industrial Estate, Lythalls Ln, Coventry CV6 6FL	T B Design & Engineering Ltd	Engineering	Class B2	
1-3	Lythalls Lane Industrial Estate, Lythalls Ln, Coventry CV6 6FL	Digital Print and Mailroom	Printing	Class B2	
15	Lythalls Lane Industrial Estate, Lythalls Ln, Coventry CV6 6FL	Pure Invitation Wedding Invites	Stationary Manufacturing	Class B2	
16	Lythalls Lane Industrial Estate, Lythalls Ln, Coventry CV6 6FL	CM Rehearsal Studios	Rehearsal Studio	Sui generis	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The area is primarily in flood zone one, indicating minimal risk of flooding.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		Further development of the site is not likely to cause poor amenities due to the current mix use of the site however, traffic impacts should be considered as a fire station neighbours the site			
<b>Would development of the site have an adverse impact on important landscape features?</b>		The development of the site will not significantly impact important landscape features directly as they are none associated with the site.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		They are no statutory environmental or ecological constraints within or in close proximity to the site.			
<b>Can suitable access to the site be provided?</b>		The site's current access is subpar, although the parking facilities are sufficient. Improving access would entail adding another entrance or exit due to the narrowness of the existing entrance.			
<b>Are there any unique geographical</b>		The site lacks any distinct geographical or topographical			

# Coventry Employment Land Review Site Assessment Proforma

<b>or topographical features at the site?</b>	features.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (conducted on 13/12/2023) revealed within the site there were no vacancies; although on the site visit, they were to let signs, although these properties are not online which suggests they are recent vacancies.
<b>Are there any noticeable constraints on potential future development?</b>	The site faces several constraints for future development. Primary concerns revolve around access limitations, particularly at the entrance. Although parking and internal roads are adequate, the narrow entrance poses a challenge. Additionally, space constraints are evident, with modern units filling the site extensively. Vertical expansion is not feasible due to limited height capacity.
<b>Is there any need for investment in the site?</b>	The older units towards the site entrance would benefit from some investment, but this is not a priority; they are still functional.
<b>How accessible is the site?</b>	The site faces accessibility issues due to a restricted entrance via Lythalls Lane, which is narrow and often obstructed by parked cars. However, its advantageous proximity to the A444 (0.3 miles away) offers potential for better accessibility through a major road network. Despite challenges at the immediate entrance, the site's connection to a major road could enhance overall accessibility, although further analysis of local traffic flow and potential improvements to Lythalls Lane access may be necessary for a comprehensive assessment.
<b>What is the condition of the site?</b>	The quality of the site is very mixed, some of the site is more recently developed than others.
<b>What is the quality of the site's surroundings?</b>	The site is surrounded by mainly residential dwellings and boasts strong infrastructure, indicating a stable and well-supported neighbourhood. There are no obvious concerns in the immediate surroundings, suggesting a favourable setting for potential development or planning initiatives.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site's connectivity to the A444 contributes to its sustainability. Proximity to this major road enhances accessibility, potentially reducing reliance on local roads



# Coventry Employment Land Review Site Assessment Proforma

	and supporting efficient transportation. Improved connectivity can encourage diverse modes of transit, benefiting both residents and potential development plans. This aspect aligns with sustainable principles by promoting easier access and minimising transportation-related environmental impacts.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is a brownfield area, previously developed for a multitude of purposes. This history will likely not pose constraints on redevelopment.
<b>Is the site accessible by public transport?</b>	The nearest bus stop to the site is located 0.2 miles away on St Lawrence Road. This offers services 20, 20A, 20B, and 148, and offers a direct route to the city centre in roughly 12 minutes.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Further development would have minimal impact on the environment and biodiversity. The site has no landscaping, and there are no green spaces or waterways nearby.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b>	The Industrial Estate moderately aligns with Coventry's Economic Development Strategy. It supports Advanced Manufacturing and engineering but needs investment for modernisation. Improving sustainability, transport, and facilities could better support Green initiatives. There's potential for growth in the cultural sector, but adaptations may be needed. Investment is crucial for job creation and quality employment. Despite constraints, enhancements can support the city's economic goals.
<b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b>	The potential shift to residential use for the site could greatly contribute to the area's development goals by addressing housing needs. Residential development aligns with broader community growth strategies, enhancing housing availability and fostering a balanced urban environment. This transformation can positively impact the neighbourhood, catering to the demand for housing while revitalising the area.
<b>How close is the site to a labour force with the relevant skills and qualifications required for</b>	The site benefits from its proximity to potential skilled labour resources and educational support. Coventry College, situated 2.5 miles south of the site, serves as an

## Coventry Employment Land Review Site Assessment Proforma

<p><b>potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>educational institution likely to contribute to workforce development. This proximity can offer access to training programs and skilled individuals within a reasonable distance. The site's location near the A444 and its good connections to the city centre improve accessibility, potentially attracting a diverse labour force from both the immediate vicinity and surrounding areas. This improved connectivity can facilitate the recruitment of skilled individuals, fostering further employment development initiatives at the site.</p>
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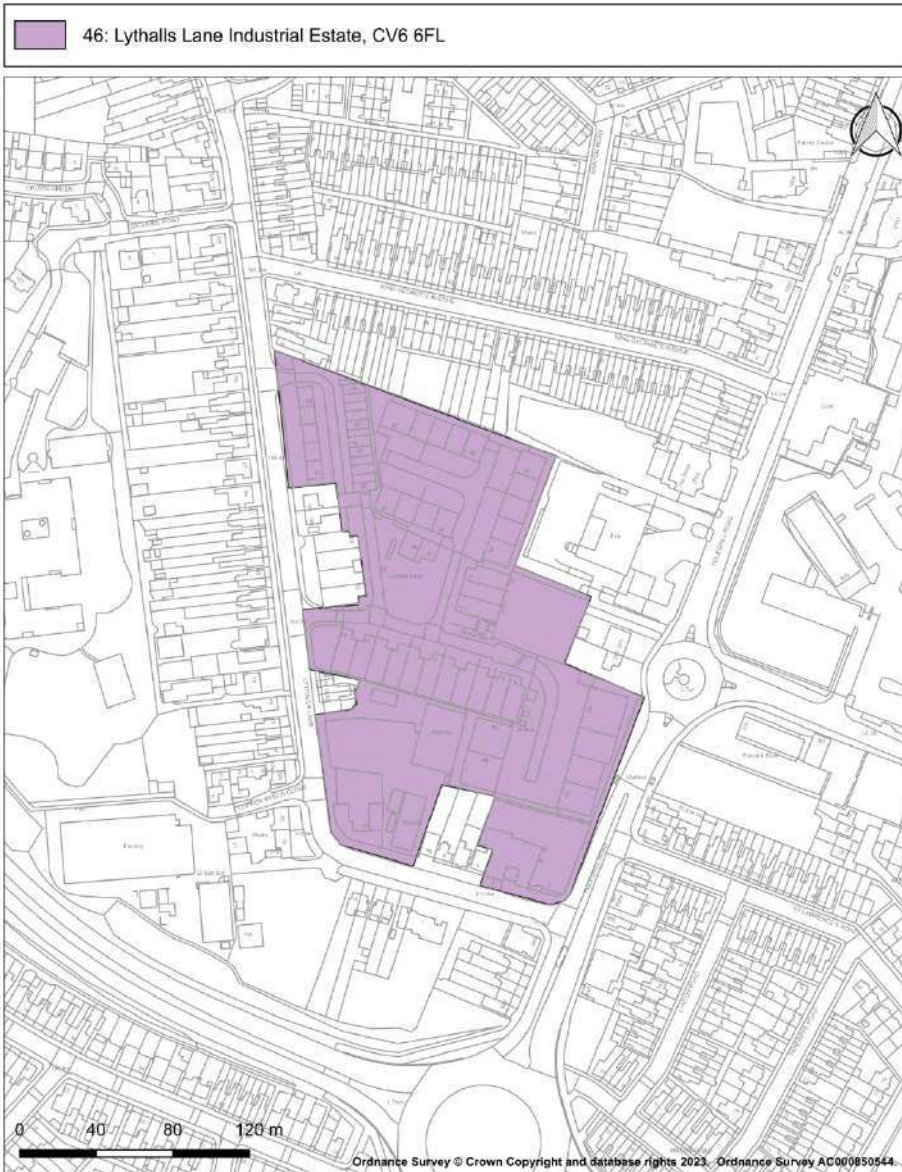
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04/12/2023	OS REF	Drawn FMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b>  Strategic Planning Research Unit
	SCALE 1:2,500 @ A4	DRWG NO. D02.46	Checked KW	
PROJECT Employment Land Review	JOB NO. WA5326	DRWG TITLE Employment Sites	Ground Floor V1 - Velocity Tenter Street, Shemfield, S1 4BY t: 0114 228 9190 e: sheffield@dipconsultants.co.uk <small>© Crown copyright and database rights 2023. Ordnance Survey 100039131</small>	

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
Site Ref.	47	Site Name	Melbourne Road		
Area (ha)	0.4	Source	Existing Employment Site		
Address / Location		Melbourne Road, CV1 3HG			
Site Allocation / Policy Reference (if relevant)		N/A			
Description of Site and Surrounding Area		Situated near the City Centre, this site consists of two small units: one utilised as a builder's merchant (Class B8) and the other serving as a health and wellbeing centre (Class E). The surroundings feature a railway to the East, an adjacent employment site to the North, a parade of shops to the West, and residential dwellings to the South, creating a varied local landscape.			
Landowner(s) (if known)		Unknown			
Recent Relevant Planning History		No recent relevant planning history			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	45 Spon End, Coventry CV1 3HG	EH Smith	Builders Merchants	Class B8	
	Melbourne road, Coventry CV1 3HG	The Flame	Health and Wellness centre	Class E	
Physical Appraisal					
Is the site in an area of flood risk?		The site is located in Flood Risk 1 indicating minimal risk of flooding.			

# Coventry Employment Land Review

## Site Assessment Proforma

<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	The development of the site, given its small size, is not expected to impact local amenities for neighbouring residents significantly. The site's existing uses do not inherently provide amenities, and the scale of the development is unlikely to impose substantial changes on the surrounding area.
<b>Would development of the site have an adverse impact on important landscape features?</b>	Given the industrial developed nature of the site and minimal landscaping, further development will not impact any important landscape features.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site currently faces no ecological or environmental constraints. Any potential further development is expected to have minimal impact, if any, on the environment or ecology of the area.
<b>Can suitable access to the site be provided?</b>	The accessibility of the site is generally good but could be improved with better parking provisions.
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not benefit from any unique geographical or topographical features.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (29/11/2023) revealed no properties within the site were for sale or rent. The site visit confirmed this.
<b>Are there any noticeable constraints on potential future development?</b>	The site offers no opportunity for expansion, the buildings are limited in height preventing the addition of mezzanine floors and the surrounds are developed.
<b>Is there any need for investment in the site?</b>	The site needs investment in the site, as it currently functions adequately for its current use. However, a notable challenge is the extremely limited parking available. Considering the site's size, improving parking provisions may pose a challenge, but addressing this limitation through strategic investment would enhance the overall functionality and appeal of the site.
<b>How accessible is the site?</b>	The site is accessible from Melbourne Road, located just off Spon End, providing direct access to the city centre. However, on-site accessibility for vehicles is limited due to the lack of parking provisions. This constraint is attributed to the size of the units on the site. A potential solution to address this limitation would be to consider a

# Coventry Employment Land Review

## Site Assessment Proforma

	redevelopment of the site, allowing for better planning of parking provisions and improving overall accessibility.
<b>What is the condition of the site?</b>	The site's current condition is functional, but there is recognition that redevelopment could offer benefits. While redevelopment is not an immediate priority, focusing on updates to the units, particularly in the south of the site, would be beneficial to enhance the overall quality and potentially optimise the functionality of that specific area.
<b>What is the quality of the site's surroundings?</b>	The site surroundings do not require any immediate investment; the quality of the site surroundings is satisfactory.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site benefits from a good location near the city centre. However, the overall sustainability of the site is currently poor. Dated units and a lack of parking provisions contribute to this. To improve sustainability, redevelopment is seen as a potential solution.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is classified as a brownfield site, indicating that it has a history of prior development. The current use of the site implies relatively minimal implications for redevelopment.
<b>Is the site accessible by public transport?</b>	The bus stop, situated a mere 100 meters North East from the site on B4101, provides convenient access to various bus services including 14, 2, 6, 6a, and 18, all offering a quick journey of around 4 minutes to the city centre. This range of services enhances accessibility for commuters travelling to and from the site.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Further development of the site is unlikely to have any impact on the environment or biodiversity, given the site's current use and lack of existing landscaping.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic</b>	The site is in line with Coventry's economic development goals by housing diverse business activities. Though it requires redevelopment for enhanced sustainability and functionality, its strategic location and potential for

# Coventry Employment Land Review Site Assessment Proforma

<p><b>Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>improvement make it suitable for aligning with the city's economic development objectives.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>While the site could potentially be converted to dwellings, its strategic location makes it better suited for office use, contributing to overall employment and economic development goals in the area. The focus on office spaces aligns with the site's advantageous position for business activities, emphasising its suitability for supporting employment in the region.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site is strategically located near the City Centre, making it accessible to a readily available labour force. Additionally, Coventry College is situated 1.7 miles east of the site, providing educational and training facilities that can support workforce development. This advantageous position enhances the potential for further employment development by tapping into a skilled and qualified pool of workers from the nearby City Centre and educational institutions.</p>



# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF D02.47	Drawn PMG	<b>STRATEGIC PLANNING RESEARCH UNIT</b> Ground Floor, V1 - Velocity Tenter Street, Sheffield, S1 4BY t 0114 228 9190 e sheffield@dipconsultants.co.uk	 Strategic Planning Research Unit
	SCALE 1:2,500 @ A4	JOB NO. WAS326	Checked KW		
PROJECT Employment Land Review	DRWG TITLE Employment Sites				

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
Site Ref.	48	Site Name	Meriden Business Park		
Area (ha)	3.2	Source	Existing Employment Site		
Address / Location		Meriden Business Park, CV5 9RN			
Site Allocation / Policy Reference (if relevant)		N/A			
Description of Site and Surrounding Area		The site is located in West Coventry, just off the A45. The site is in good condition and benefits from good public transport connections. Surrounding the site is largely open space. South West of the site is a small residential development, but the current use of the site has little impact on this development.			
Landowner(s) (if known)		Unknown			
Recent Relevant Planning History		PL/2023/0001040/FUL – Approved - Change of use at ground floor from offices to gym with associated facilities, including the removal of 4no. windows to be infilled with brickwork to match existing.			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Copse Dr, Coventry CV5 9RG	IPP UK	Corporate Office	Class E	
	Copse Dr, Coventry CV5 9RG	BRI Wealth Management	Financial Services	Class E	
	Copse Dr, Coventry CV5 9RG	3D IFS Ltd	Financial Services	Class E	
	Copse Dr, Coventry CV5 9RG	JLN	Gas Engineer (Office)	Class E	
	Copse Dr, Coventry CV5 9RG	Jurni	Car Rental (Office)	Class E	
	Copse Dr, Coventry	LJJ	Mechanical	Class E	

# Coventry Employment Land Review Site Assessment Proforma

	CV5 9RG	Contractors	Contractor (Office)		
	Copse Dr, Coventry CV5 9RG	Inspire Field Marketing	Marketing Agency	Class E	
	Copse Dr, Coventry CV5 9RG	ECS Resource Group	Recruiter	Class E	
1	Villiers Court, Meriden business park, Copse Dr, Millisons Wood, Coventry CV5 9RG	Prophet PLC	Software Company	Class E	
2	Villiers Court, Meriden business park, Copse Dr, Millisons Wood, Coventry CV5 9RG	British Printing Industries Federation	Organisation	Class E	
3	Villiers Court, Meriden business park, Copse Dr, Millisons Wood, Coventry CV5 9RG	Bulten Ltd	Logistics (Office)	Class E	
4	Villiers Court, Meriden business park, Copse Dr, Millisons Wood, Coventry CV5 9RG	Benteler UK Ltd Spaseekers Ltd	Office	Class E	
5	Villiers Court, Meriden business park, Copse Dr, Millisons Wood, Coventry CV5 9RG	Nuco International Ltd	Stationary Manufactuer	Class B2	
6	Villiers Court, Meriden business park, Copse Dr, Millisons Wood, Coventry CV5 9RG	Process Management International	Business management company	Class E	
7	Villiers Court, Meriden business park, Copse Dr, Millisons Wood,	Taylor Hart	Construction company (Office) Insurance Broker	Class E	

# Coventry Employment Land Review Site Assessment Proforma

	Coventry CV5 9RG	Baker Jayne			
8	Villiers Court, Meriden business park, Copse Dr, Millisons Wood, Coventry CV5 9RG	Vacant	N/A	N/A	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is located in Flood Zone 1, indicating minimal risk of flooding.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		Given the isolated nature of the site it is not likely any further development would lead to a poorer level of amenities			
<b>Would development of the site have an adverse impact on important landscape features?</b>		The site's development is not anticipated to adversely impact any important landscape features, considering the developed nature of the site and its minimal landscaping.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		The site has no designated ecological or environmental constraints. Therefore, development on the site is not expected to have an adverse impact on any designated sites or areas of environmental or ecological significance. However, it is worth noting roughly 500 meters South West of the site is Millisons Wood which is a local nature reserve, this should be taken into consideration but the impact is likely to be minimal.			
<b>Can suitable access to the site be provided?</b>		Current access to the site is strong			
<b>Are there any unique geographical or topographical features at the site?</b>		The site does not benefit from any unique geographical or topographical features.			
<b>Market Appraisal</b>					
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>		A desk-based search (18/1/2024) revealed two properties within the site were to be let; both were Class E office Spaces. One was 1420 sqm and the other was 275 sqm. The site visit confirmed this.			
<b>Are there any noticeable constraints on potential future development?</b>		Within the site, the units take up the majority of the space, accompanied by ample parking; it would not be beneficial to develop these car parks given the location of the site. However, the site benefits from the surrounding open			

# Coventry Employment Land Review Site Assessment Proforma

	space, and this could be considered for further development.
<b>Is there any need for investment in the site?</b>	The site is not in need of any immediate investment
<b>How accessible is the site?</b>	The site access is good for its current use; the parking is ample. The site is accessed through Copse Drive off of Birmingham Road, this provides access to the A45 within 0.3 miles East of the site.
<b>What is the condition of the site?</b>	The existing units and infrastructure are strong, and the site is in overall good condition. The units may benefit from some investment to make them more sustainable for the future, but this is not an immediate concern.
<b>What is the quality of the site's surroundings?</b>	The site surroundings is largely open space, the infrastructure is in good condition and there is no immediate need for investment.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site's location is considered sustainable due to its proximity to the A45, enhancing accessibility. Moreover, the absence of statutory ecological and environmental constraints contributes to the site's suitability for various uses. It's worth noting that the site is not directly adjacent to residential areas.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is classified as a brownfield site, indicating that it has a history of prior development. The current use of the site implies relatively minimal implications for redevelopment.
<b>Is the site accessible by public transport?</b>	Directly Outside the site on Birmingham Road is a bus stop that offers services X1 and 82, which take roughly 25 minutes to access the city centre.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Given the brownfield nature of the site and the existing use, further development would likely have a limited impact on the local environment and biodiversity. However, the impacts on the surrounding open space need further consideration.
<b>How well does the site align with</b>	The site aligns well with the Council's Economic

# Coventry Employment Land Review Site Assessment Proforma

<p><b>the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>Development Strategy by offering Class E office space, which is in line with the development goals outlined in the strategy. Additionally, the site benefits from excellent connectivity to public transport, with the nearest bus stop conveniently located directly outside the site. Furthermore, its accessibility to the A45 enhances its suitability for businesses and industries outlined in the Economic Development Strategy.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>While the site has potential for alternative uses, including residential development, it is advisable to retain its current use for employment. The site's existing nature aligns well with its current classification and contributes to the overall development goals of the area. The strategic decision to maintain its current use supports the economic development objectives outlined in the area's planning strategy.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>Although the closest major educational facility is Warwick University, located approximately 4.4 miles south of the site, the site's proximity to the A45 within 0.3 miles suggests that the labour force's needs can likely be met through efficient connectivity to major transportation routes.</p>

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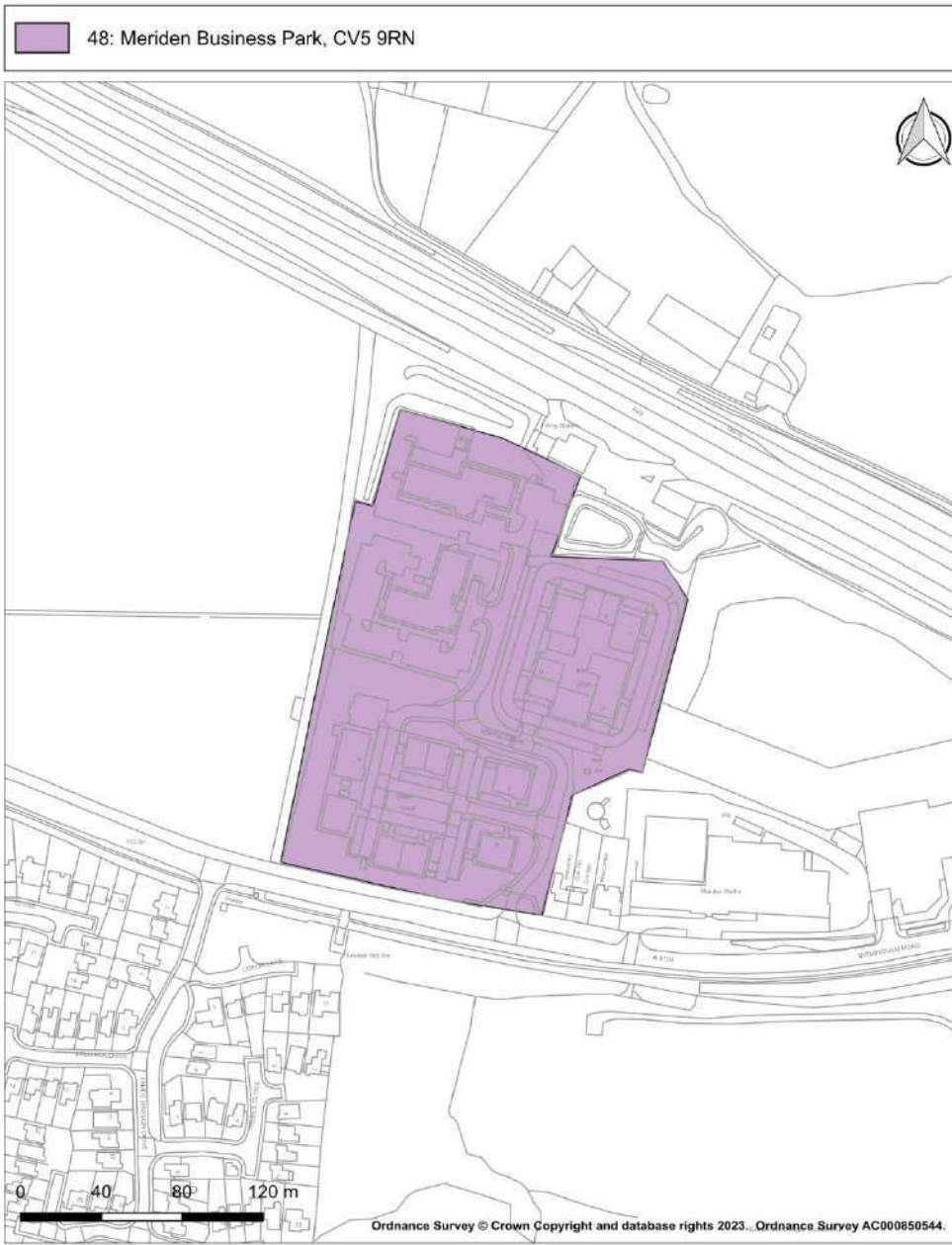
## Site Photographs





# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b> Ground Floor, V1 - Velocity Tenter Street, Sheffield, S1 4BY t 0114 228 9190 e sheffield@dpcconsultants.co.uk <small>© Crown Copyright and database rights 2023.. Ordnance Survey AC000850544</small>
	SCALE 1:2,500 @ A4	OS REF NO. D02.48	Checked KW	
PROJECT Employment Land Review	JOB NO. WAS326	DRWG TITLE Employment Sites		



# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	49	<b>Site Name</b>	Middlemarch Business Park		
<b>Area (ha)</b>	5.2	<b>Source</b>	Existing Employment Land		
<b>Address / Location</b>		Siskin Drive, CV3 4FJ			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		The site is a mixed-use environment, hosting a blend of offices, car dealerships, and Class B2 establishments. Positioned approximately 3 miles South-East of the City Centre, it sits adjacent to Coventry Airport to the west and the A45 to the east. To the South lies the River Avon, while the Northern border predominantly comprises residential areas.			
<b>Landowner(s) (if known)</b>		Coventry City Council			
<b>Recent Relevant Planning History</b>		FUL/2022/0337 – Approved - Demolition of the existing brick structures on-site and erection of 12 new permanent pitches for Gypsies and Travellers, each to include parking, an accommodation block and a fenced-off garden with a shed			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Siskin Dr, Coventry CV3 4FX	REE Automotive	Manufacturing	Class B2	
	Siskin Dr, Coventry CV3 4FJ	Garriock Bros Ltd	Plant and Machinery Hire	Class B2	
	Siskin Dr, Coventry CV3 4FJ	Induction Technology Group	Office	Class E	
	London Rd, Coventry CV3 4LP	Lexus Coventry	Automotive repairs and Dealerships	Sui Generis /Class B2	
	Siskin Dr, Coventry	JE Motorworks	Vehicle Repair	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

	CV3 4FJ				
	Siskin Dr, Coventry CV3 4FJ	Wincanton	Trucking Company	Class B2	
	Siskin Dr, Coventry CV3 4FJ	Listers Toyota Coventry	Automotive repairs and Dealerships	Sui Generis /Class B2	
	Siskin Dr, Coventry CV3 4FJ	Hannafin	Construction	Class B2	
	Siskin Dr, Coventry CV3 4FJ	Enterprise Car Club	Car Hire and repair	Sui Generis /Class B2	
	Middlemarch House, Coventry CV3 4FJ	NDT Consultants Ltd	Offices	Class E	
	Siskin Dr, Coventry CV3 4FJ	JRM Van hire Coventry	Van Hire	Sui Generis	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The majority of the site is located in flood risk one indicating little risk, however areas of the south of the site are classed as flood zone 2, this is due to the proximity to the River Avon (roughly 150 meters south of the site)			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		The A45 and farmland act as a buffer to the existing residential dwellings. It is unlikely further development would cause a poor level of amenity for neighbouring residents			
<b>Would development of the site have an adverse impact on important landscape features?</b>		The site does not benefit from any significant landscape features given the fact the land is previously developed.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		The site itself does not face any statutory ecological or environmental constraints, indicating it doesn't directly impact designated sites or areas of environmental significance. However, the existing buffer of greenery around the site, this should be carefully considered in any future development plans to maintain this separation and preserve the environmental balance in the locality.			
<b>Can suitable access to the site be provided?</b>		The current access to the site is robust and efficient, ensuring suitable entry and exit points for vehicles and visitors. This suggests that providing suitable access to the			

# Coventry Employment Land Review Site Assessment Proforma

	site, given its existing infrastructure, is viable and feasible
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not have any unique geographical or topographical features
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	Following a desk-based search conducted they are no current vacancies on the site (11/12/2023). The site visit confirmed all units were occupied
<b>Are there any noticeable constraints on potential future development?</b>	The planning permission shows the most vacant area of the site is being redeveloped into a permanent site for Gypsy and Traveller communities, the rest of the site which is not allocated to this is relatively full and the poor parking provisions offer little opportunity for expansion
<b>Is there any need for investment in the site?</b>	The only potential area for investment is within parking provisions for the site, particularly around the car dealerships as the parking in these areas is particularly bad.
<b>How accessible is the site?</b>	The site is accessed via Siskin Drive, providing a direct link to the A45. This road is wide and accessible, accommodating all types of vehicles.
<b>What is the condition of the site?</b>	The site is in good condition with sturdy infrastructure and a mix of modern, effective units that vary in size, ensuring versatility in functionality.
<b>What is the quality of the site's surroundings?</b>	The site is surrounded by relatively new roads, contributing to a favourable environment. There don't appear to be any evident concerns related to the immediate surroundings of the site.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The location is well-suited for industrial use as it is mainly an industrial area with limited residential dwellings in the vicinity, making it suitable for such purposes.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is a brownfield area, previously developed for manufacturing purposes. This history will likely not pose constraints on redevelopment.

# Coventry Employment Land Review Site Assessment Proforma

<p><b>Is the site accessible by public transport?</b></p>	<p>The nearest bus stop, located on Carnegie Close, is approximately 0.7 miles northeast of the site. Bus service 21 provides a direct route to the city centre, taking roughly 20 minutes.</p>
<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>Given the existing landscape, the site's environmental and ecological impacts are projected to be minimal. However, any future development plans should carefully consider the presence of the River Avon to ensure that they align with environmental preservation measures and regulations.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site aligns with the council's Economic Development Strategy by fostering a mixed-use environment that includes offices, car dealerships, and B2 uses, catering to diverse industries and job opportunities. Its strategic location, positioned near major transportation routes like the A45, facilitates accessibility and promotes economic growth by accommodating various businesses and services.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>Given the site's strategic location and its proximity to major work networks like the A45, it appears that alternative uses, such as residential development, might not be the best fit for this land. However, the site's positioning seems well-suited for further industrial purposes, considering its proximity to established work networks and the existing mix of offices and B2 uses on-site.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site's accessibility, particularly its proximity to major transportation routes, suggests that it could attract skilled labour from surrounding areas. However, the nearest educational institution, Coventry College, is approximately 4.1 miles northwest of the site, which might pose a distance challenge for immediate workforce development initiatives tied directly to nearby educational facilities.</p>

**Site Photographs**

# Coventry Employment Land Review Site Assessment Proforma



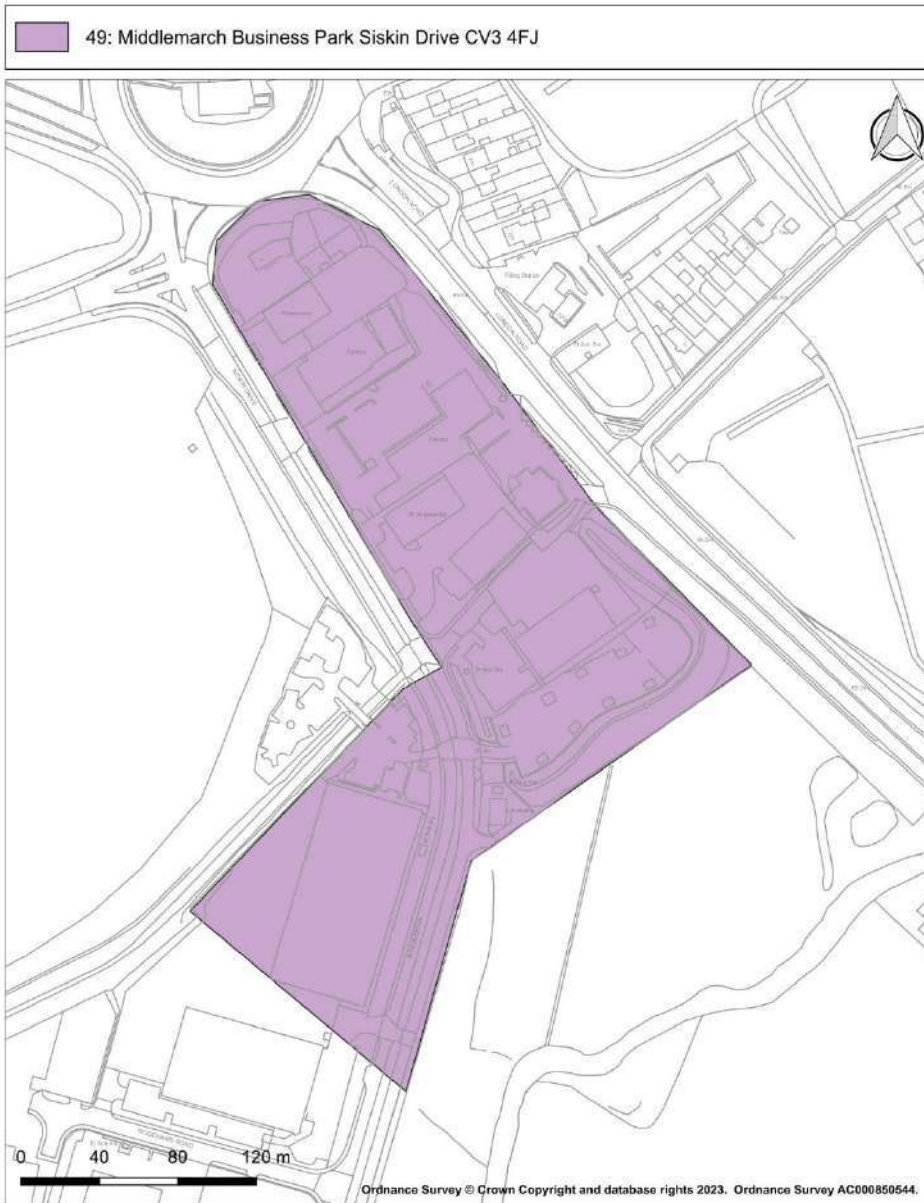


Strategic Planning Research Unit  
*A specialist team within DLP Planning Ltd*

# Coventry Employment Land Review Site Assessment Proforma

# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF D02.49	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b>  Strategic Planning Research Unit Ground Floor, V1 - Velocity Tenor Street, Sheffield, S1 4BY t 0114 228 9190 e sheffield@dpconsultants.co.uk <small>© Crown Copyright. Licensed under the Open Government Licence v3.0</small>
	SCALE 1:2,500 @ A4	OS REF NO	Checked KW	
PROJECT Employment Land Review	JOB NO WAS328	DRWG TITLE Employment Sites		



# Coventry Employment Land Review

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	50	<b>Site Name</b>	Naipier Street		
<b>Area (ha)</b>	0.9	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Naipier Street, CV1 5PR			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		<p>The industrial estate at Read St, Coventry, features a diverse range of businesses, including a windows manufacturer, hydraulics repair, training provider, retail, and more. Positioned in Flood Zone 1, the site presents minimal flood risk, and its current amenities, such as a training centre and media space, contribute positively to the local community. With strong accessibility via Read Street and East Street, and proximity to major roads like A4053, the site is well-connected. Despite dated units, the site's overall condition is robust. Its sustainable location and alignment with the Council's Economic Development Strategy make it an ideal hub for employment, fostering skill development, job creation, and economic growth in the area. The surrounding mix of uses further adds to the varied character of the site's surroundings.</p>			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		No recent relevant planning history			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
1, 3 and 8	Napier Street Industrial Estate, Read St, Coventry CV1 5PR	Windows Plus	Windows manufacturer and supplier	Class B2/Class B8	
4	Napier Street Industrial Estate, Read St, Coventry	Piretek Ltd	Hydraulics Repair	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

	CV1 5PR				
6	Napier Street Industrial Estate, Read St, Coventry CV1 5PR	Xtraskills Ltd	Training Provider	Class E	
7	Napier Street Industrial Estate, Read St, Coventry CV1 5PR	Discounted Appliances Warehouse	Retail	Class E	
10	Napier Street Industrial Estate, Read St, Coventry CV1 5PR	Puup Systems Ltd	Printing	Class B2	
11	Napier Street Industrial Estate, Read St, Coventry CV1 5PR	Expostand Exhibitions	Events services	Class E	
12	Napier Street Industrial Estate, Read St, Coventry CV1 5PR	Homeland Cargo Services Ltd	Freight	Class B8	
13	Napier Street Industrial Estate, Read St, Coventry CV1 5PR	Electrical& Heating Maintenance Services Ltd.	Engineering	Class B2	
14	Napier Street Industrial Estate, Read St, Coventry CV1 5PR	Masala mix catering	Catering	Class E	
15	Napier Street Industrial Estate, Read St, Coventry CV1 5PR	Sentridge Drive Services	Engineering	Class B2	
16	Napier Street Industrial Estate, Read St, Coventry CV1 5PR	Sigma UK Ltd	Printing	Class B2	
17	Napier Street Industrial Estate,	Live Area	Media services	Class E	

# Coventry Employment Land Review

## Site Assessment Proforma

	Read St, Coventry CV1 5PR				
18	Napier Street Industrial Estate, Read St, Coventry CV1 5PR	Best Plus	Wholesale	Class B8	
19	Napier Street Industrial Estate, Read St, Coventry CV1 5PR	City Sign and Graphics	Manufacturing	Class B2	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is located in Flood Zone 1, indicating minimal risk of flooding.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		The site currently provides amenities such as a training centre and media space, contributing positively to the local community. While any future development should consider preserving or enhancing such spaces, the current nature of the site is unlikely to result in a poorer level of amenities for neighbouring residents.			
<b>Would development of the site have an adverse impact on important landscape features?</b>		Given the industrial developed nature of the site and minimal landscaping, further development will not impact any important landscape features.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		The site does not have any statutory ecological or environmental constraints, and there are none within a two kilometre radius of the site. Therefore, development on the site is not expected to have an adverse impact on any designated sites or areas of environmental or ecological significance.			
<b>Can suitable access to the site be provided?</b>		Current access to the site is relatively strong; it could be improved by adding parking restrictions to East Street to help counterbalance the narrow road			
<b>Are there any unique geographical or topographical features at the site?</b>		The site does not benefit from any unique geographical or topographical features.			
<b>Market Appraisal</b>					
<b>What is the market activity on the site (occupancy/vacancy rates</b>		A desk-based search (29/11/2023) revealed no properties within the site were for sale or rent. The site visit confirmed this.			

# Coventry Employment Land Review Site Assessment Proforma

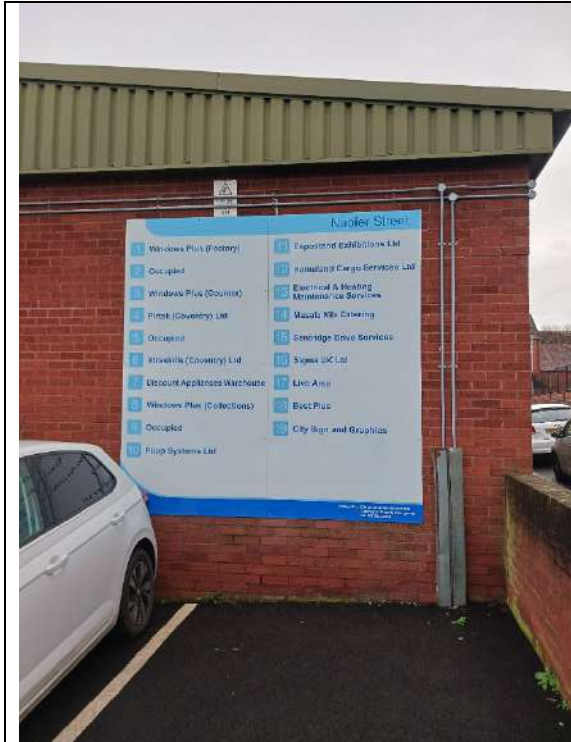
etc.)?	
<b>Are there any noticeable constraints on potential future development?</b>	The site is at full capacity, and the buildings' height offers no opportunity for mezzanine floors. The developed nature of the site surroundings limits the expansion outwards.
<b>Is there any need for investment in the site?</b>	The site is in no immediate need for investment.
<b>How accessible is the site?</b>	The site is accessible via Read Street and East Street, with Read Street offering better access due to its wider layout. The internal road network within the site is also wide, contributing to overall accessibility. Proximity to major roads, such as the A4053 (0.5 mile south) and the A444 (0.4 miles west), further enhances the site's accessibility. However, East Street has limited parking, impacting accessibility in that specific area.
<b>What is the condition of the site?</b>	The sites condition is relatively strong the site units are dated but functional. The site could be futureproofed by improving the units to make them more environmentally friendly
<b>What is the quality of the site's surroundings?</b>	The site surroundings do not require any immediate investment; the quality of the site surroundings is satisfactory.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site is situated in a sustainable location, given its close proximity to major roads such as the A4053 (0.5 mile south) and the A444 (0.4 miles west). While the site itself does not pose significant ecological or environmental constraints, its strategic location enhances its overall sustainability.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is classified as a brownfield site, indicating that it has a history of prior development. The current use of the site implies relatively minimal implications for redevelopment. However, it is crucial to note that if the site has historical ties to manufacturing, there is a potential risk of land contamination that should be carefully assessed and addressed during any redevelopment efforts.
<b>Is the site accessible by public transport?</b>	0.3 miles south of the site on Sky Blue Way is a bus stop which offers the services 86 providing a direct route to Coventry within roughly 4 minutes.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there</b>	Given the brownfield nature of the site and the existing industrial use, further development would likely have a limited impact on the local environment and biodiversity.

# Coventry Employment Land Review Site Assessment Proforma

<p><b>any specific measures or considerations to mitigate or enhance this impact?</b></p>	
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site currently fits the objectives outlined by Coventry City Council for economic development. Businesses in the B2 class support the focus on Advanced Manufacturing &amp; Engineering. The potential for modern facilities aligns with the requirements of this sector. Additionally, the site has the potential to contribute to a Green City through sustainability initiatives, and its diverse features, including E(g) floorspace, support the expansion of Creative &amp; Tourism Sectors. The presence of businesses and a training centre on-site addresses the goal of creating High Employment Levels &amp; Quality Jobs. Proximity to educational institutions positions the site well to support education and skills development opportunities.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>While the site has the potential to be redeveloped into retail space, its strength lies in a robust employment site. The existing businesses and training centre contribute significantly to the employment landscape. Maintaining the site for employment purposes aligns with the overall development goals, providing a foundation for skill development, job creation, and economic growth in the area. While alternative uses could enhance local amenities, the site's primary suitability and impact are best preserved by maintaining its status as employment land.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site is well-positioned in terms of accessing a skilled workforce. It features an on-site training centre, providing a valuable resource for workforce development. Furthermore, Coventry College is less than a mile northwest of the site, and Coventry University Campus is situated approximately 1 mile southwest. These educational institutions contribute to the availability of a skilled labour force in close proximity to the site.</p>

**Site Photographs**

# Coventry Employment Land Review Site Assessment Proforma



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	SITE 04.12.2023	OS REF	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b> Grounds floor V11 - Velocity Tanker Street, Shillinglee, S1 4BY t 0114 228 9150 e sheff@uk@spruconsultants.co.uk <small>© Crown Copyright and Database Rights 2023. Ordnance Survey, London, Milan, Rome and Seattle</small>
	SCALE 1:2,500 @ A4	DRWG NO. D02.50	Checked KW	
PROJECT Employment Land Review	APR NO. WA5926	DRWG TITLE Employment Sites		

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	51	<b>Site Name</b>	New Horizon Park		
<b>Area (ha)</b>	6.2	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Waterman Rd, CV6 5TP			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		The site hosts a blend of businesses operating under Class B2/B8 use. Positioned 0.1 miles from the A444, it offers direct access to the M6. The surroundings are predominantly residential, with the Coventry Canal and smaller industrial units to the East.			
<b>Landowner(s) (if known)</b>		N/A			
<b>Recent Relevant Planning History</b>		No Recent Relevant Planning History			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	New Horizon Park, Waterman Rd, Coventry CV6 5TP	Lear Corporation	Car Manufacturer Parts	Class B2/B8	
	32-40 Cromwell St, Coventry CV6 5EZ	Pristine Auto Group	Vehicle Repair	Class B2	
	New Horizon Park, Waterman Rd, Coventry	Marrill Limited	Manufacturing	Class B2/B8	



# Coventry Employment Land Review Site Assessment Proforma

	CV6 5TP			
<b>Physical Appraisal</b>				
<b>Is the site in an area of flood risk?</b>	The site is located in flood zone one, indicating there is minimal flood risk associated with the site. Despite the fact it is only 0.1 miles away from Coventry Canal			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	Even though the site is developed, any further development must consider its impact on neighbouring amenities, particularly residential areas.			
<b>Would development of the site have an adverse impact on important landscape features?</b>	Given the site's industrial development nature, no direct landscape features are present within the site itself.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	Acknowledging the absence of statutory ecological or environmental constraints on the site, it's worth noting the proximity of the Coventry Canal, which could potentially impact biodiversity considerations in the area.			
<b>Can suitable access to the site be provided?</b>	Access to the site is feasible due to the existing robust infrastructure detailed below.			
<b>Are there any unique geographical or topographical features at the site?</b>	The site lacks any distinct geographical or topographical features.			
<b>Market Appraisal</b>				
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	During the site visit, all units seemed occupied, and a recent desk-based search (6/12/2023) confirmed there are no vacancies on the site.			
<b>Are there any noticeable constraints on potential future development?</b>	The site seems to be operating at near full capacity, with large to medium units and minimal available space, except perhaps in the car park or yard. However, considering the height of the units, there might be potential to incorporate mezzanine floors for additional floor space if not already in place.			
<b>Is there any need for investment in the site?</b>	The site currently does not necessitate any immediate investment.			
<b>How accessible is the site?</b>	The site benefits from multiple access points, primarily through Waterman Road connected to the A444, enhancing its accessibility due to the established infrastructure. The secondary entrance through Crowell			

# Coventry Employment Land Review

## Site Assessment Proforma

	Street provides an additional access point, although it's from an area with less efficient employment land, not marked as employment land. This street is much narrower
<b>What is the condition of the site?</b>	The site seems to be in excellent condition with the current development functioning efficiently.
<b>What is the quality of the site's surroundings?</b>	The surrounding areas, particularly the adjacent Cromwell Street industrial estate and five units to the north, appear rundown and in need of redevelopment.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site's location is fairly sustainable, given its proximity to major routes like the A444, providing good connectivity to the broader area.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is a brownfield area, previously developed for manufacturing purposes. This history will likely not pose constraints on redevelopment.
<b>Is the site accessible by public transport?</b>	The site is accessible by public transport, with the nearest bus stop approximately 0.2 miles south of the site on Swan Lane. The 22 bus service provides a direct route to Coventry city centre in approximately 9 minutes.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Further development of the site doesn't face any statutory environmental or ecological constraints. However, the proximity of the canal, located 0.1 miles east of the site, should be considered to assess potential impacts on biodiversity and the local environment.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b>	The site appears to align well with the growth sectors and industries highlighted in the Council's Economic Development Strategy, particularly in its suitability for Class B2/B8 usage, as identified as a need in the Council's 2022 strategy. Existing features or infrastructure on the site likely complement and support this sector, making it a favourable option for the desired development outlined in the Economic Development Strategy.
<b>Are there alternative uses for the</b>	The site's large units present a unique advantage, distinct

# Coventry Employment Land Review Site Assessment Proforma

<p><b>site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>from other locations in the area. If a different use were considered, it might be suitable for leisure facilities due to the scarcity of such amenities in the surrounding area. This adaptation could contribute significantly to diversifying the area's offerings and meeting the leisure needs of residents and visitors alike.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site benefits from robust connectivity, both through public transport links and vehicular access. Its proximity to good transportation networks ensures accessibility for potential labour. Moreover, with ample parking provisions, it's well-equipped to cater to the labour force, meeting the needs of employees commuting by vehicle.</p>

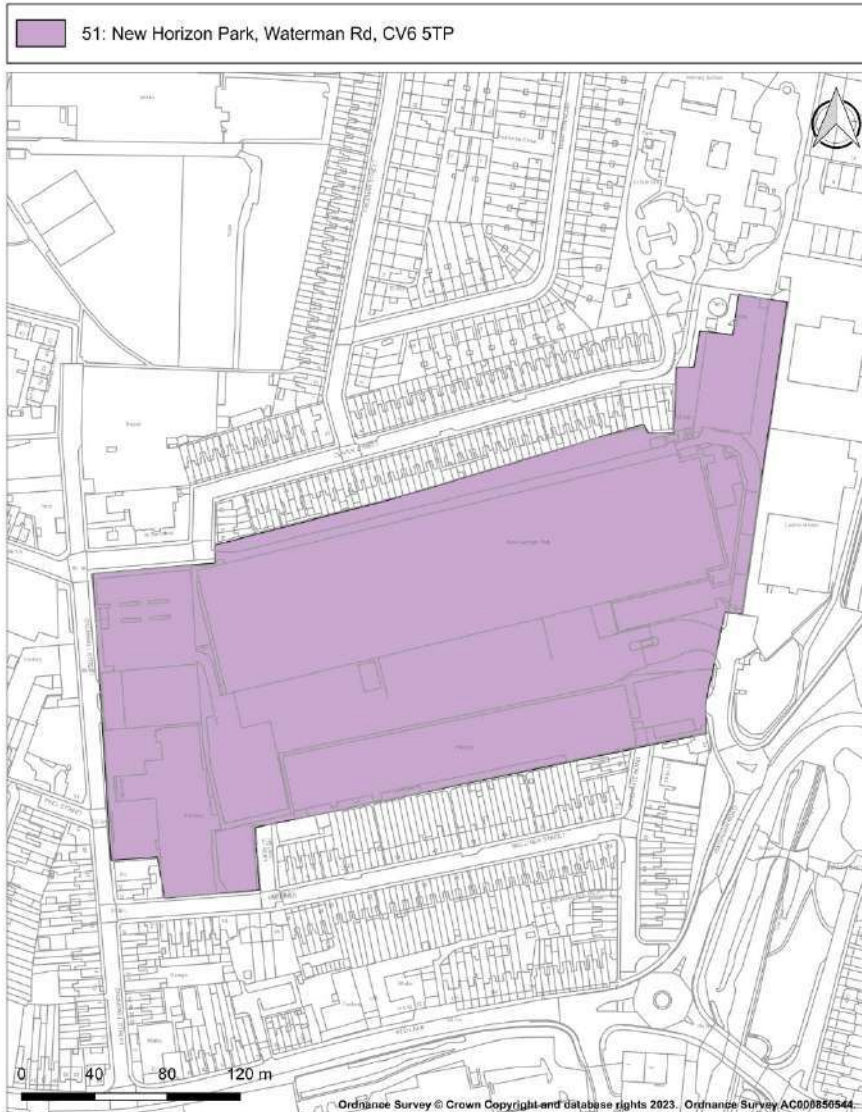
# Coventry Employment Land Review Site Assessment Proforma


## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF	Drawn FMG	<b>STRATEGIC PLANNING RESEARCH UNIT</b>  Strategic Planning Research Unit Ground Floor, V1 - Velocity Tenet Street, Sherfield, St. 489 t: 0114 228 9190 e: shfield@ulpacconsultants.co.uk <small>© Crown copyright. Ordnance Survey. All rights reserved. Ordnance Survey Licence No. 100019000</small>
	SCALE 1:2,500 @ A4	GRID NO. D02.51	Checked KW	
PROJECT Employment Land Review	DIRWG TITLE Employment Sites			

# Coventry Employment Land Review

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	52	<b>Site Name</b>	New Inn Bridge industrial Estate		
<b>Area (ha)</b>	0.4	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Foleshill Road, CV6 6EN			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		This site is located in Little Heath, around 2.4 miles North of the city centre. It is a small mixed-use site, primarily designated as Class E and B2; it's bordered by the Coventry Canal to the East and surrounded mostly by residential areas, with a bowling club located immediately South of the site.			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		No recent relevant planning history.			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
3	New Inn Bridge Industrial Estate, Foleshill Rd, Coventry CV6 6EN	Midlands Plastics Supplies Ltd	Plastic Fabrication	Class B2	
2	New Inn Bridge Industrial Estate, 998 Foleshill Rd, Coventry CV6 6EN	Alan Manning Electrical Services	Electrician	Class B2	
1A	New Inn Bridge Industrial Estate, 998 Foleshill Rd, Coventry CV6 6EN	Coventry Power Steering	Car Part Manufacturer	Class B2	
1	New Inn Bridge Industrial Estate, 998	Paragon Auto Testing	Vehicle Repairs	Class B2	

# Coventry Employment Land Review

## Site Assessment Proforma

	Foleshill Rd, Coventry CV6 6EN				
	New Inn Bridge Industrial Estate, 992 Foleshill Rd, Coventry CV6 6EN	Outdoor furniture Discount	Furniture Store	Class E	
	994 Foleshill Rd, Coventry CV6 6EN	Sky Blue Vape Lounge	Vape Shop	Class E	
	996 Foleshill Rd, Coventry CV6 6EN	Bridge Wine Store	Convenience store	Class E	
6	New Inn Bridge Industrial Estate, 998 Foleshill Rd, Coventry CV6 6EN	C M S Fabrications Ltd	Steel Fabrications	Class B2	
	992 Foleshill Rd, Coventry CV6 6EN	Pizza House	Takeaway	Sui generis	
	996 Foleshill Rd, Coventry CV6 6EN	THC Trendy Hair Cutz	Barber Shop	Class E	
1	New Inn Bridge Industrial Estate, 998 Foleshill Rd, Coventry CV6 6EN	ORS UK Coventry	Office Furniture	Class E	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is located in flood zone one, indicating minimal risk of flooding.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		The development could potentially impact neighbouring residents' amenities, given the proximity to residential areas. However, as the site is already in use and operational, continuing its existing use would likely have minimal additional impact on the surrounding residents' amenities.			
<b>Would development of the site have an adverse impact on important landscape features?</b>		Given that the site does not currently benefit from any significant landscape features, and the existing landscaping is minimal, any potential development might not adversely affect important landscape elements.			
<b>Would development of the site have an adverse impact on any</b>		As there are no statutory ecological or environmental constraints within or near the site, any development is			

# Coventry Employment Land Review Site Assessment Proforma

<b>designated sites or sites of environmental or ecological significance?</b>	unlikely to significantly impact any designated sites or areas of environmental significance.
<b>Can suitable access to the site be provided?</b>	Given the location of the site any access provided is and will continue to be limited.
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not benefit from any unique geographical or topographical features.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (18/12/2023) and a site visit confirmed all units within the site were fully occupied.
<b>Are there any noticeable constraints on potential future development?</b>	There are several constraints for potential future development on this site. Its size is limited; there are issues with access and limited parking. Additionally, the building's height restricts vertical expansion, posing challenges for any upward development.
<b>Is there any need for investment in the site?</b>	Investment is necessary for this site. The existing units are of subpar quality, and the site suffers from limited access, both of which require improvement through investment.
<b>How accessible is the site?</b>	The site has convenient access from Foelshill Road, providing proximity to the M6 within 1.6 miles. However, the access to the site itself is severely limited, accommodating only smaller vehicles due to its narrow structure. Additionally, the available parking space is extremely limited.
<b>What is the condition of the site?</b>	The site's overall condition is poor due to limited access and poorly maintained units.
<b>What is the quality of the site's surroundings?</b>	The site's surroundings are relatively decent, with well-maintained infrastructure and housing. There doesn't appear to be an immediate need for investment in this area.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site is not sustainable despite its proximity to the M6. There's a need for substantial improvements, making its current location less favourable in terms of sustainability.
<b>Is the site a previously developed</b>	The site is a brownfield area, previously developed for a



# Coventry Employment Land Review Site Assessment Proforma

<p><b>area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b></p>	<p>multitude of purposes. This history will likely not pose constraints on redevelopment.</p>
<p><b>Is the site accessible by public transport?</b></p>	<p>The site benefits from nearby public transport, with a bus stop around 100 meters South-West on Foleshill Road. Services like 148, 20, and 20B provide a direct route to Coventry City Centre, with an approximate travel time of around 15 minutes.</p>
<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>Though there are no statutory constraints, any future development should carefully consider the adjacent canal. The site's expansion or changes should be mindful of potential impacts on the canal's ecosystem and surrounding biodiversity. Maintaining or enhancing the existing natural features would be crucial in mitigating any adverse effects on the local environment.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The New Inn Bridge Industrial Estate moderately aligns with Coventry's Economic Development Strategy. It supports Advanced Manufacturing and engineering but needs investment for modernisation. Improving sustainability, transport, and facilities could better support Green initiatives. There's potential for growth in the cultural sector, but adaptations may be needed. Investment is crucial for job creation and quality employment. Despite constraints, enhancements can support the city's economic goals.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>The potential shift to residential use for the site could greatly contribute to the area's development goals by addressing housing needs. Residential development aligns with broader community growth strategies, enhancing housing availability and fostering a balanced urban environment. This transformation can positively impact the neighbourhood, catering to the demand for housing while revitalising the area.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support</b></p>	<p>The site is approximately 2.6 miles from Coventry College, providing close access to educational facilities that could support workforce development. Additionally, its proximity to the M6 and accessibility to the city centre suggests that the site is likely to meet the labour force's skill and qualification requirements for potential further employment development.</p>

# Coventry Employment Land Review Site Assessment Proforma

<b>workforce development?</b>	
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# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b>  Strategic Planning Research Unit Ground Floor, V1 - Velocity Tenor Street, Sheffield, S1 4BY t 0114 228 9190 e sheffield@dlpconsultants.co.uk <small>© Crown Copyright or British Railways. All Rights Reserved. Licence Number: 100043838/2023</small>
	SCALE 1:2,500 @ A4	OS GRID NO. D02.52	Checked KW	
PROJECT Employment Land Review	DRWG TITLE Employment Sites			

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
Site Ref.	53	Site Name	North Awson St		
Area (ha)	0.2	Source	Existing employment site		
Address / Location		North Awson St, CV6 5GA			
Site Allocation / Policy Reference (if relevant)		N/A			
Description of Site and Surrounding Area		The site comprises a solitary unit dedicated to a mechanic, situated amidst predominantly residential surroundings. Positioned approximately 100 meters Southeast of the site lies another employment site predominantly characterised by industrial units, while Red House Park rests approximately 130 meters to the South. Access to the site is situated just off the Shopping Parade, containing convenience stores and takeaways on Stoney Stanton Road. This proximity contributes to the area's inadequate parking facilities and limited accessibility to the site.			
Landowner(s) (if known)		Unknown			
Recent Relevant Planning History		No recent relevant planning history			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	619A Stoney Stanton Rd, Coventry CV6 5GA	ZEUS Midlands Garage Ltd	Mechanic	Class B2	
Physical Appraisal					
Is the site in an area of flood risk?		The site is primarily located in Flood Zone One, indicating minimal risk.			
Would development of the site offer a poor level of amenity to		The site's development should be mindful of its residential surroundings. Measures to reduce noise, manage traffic,			

# Coventry Employment Land Review Site Assessment Proforma

<b>neighbouring residents?</b>	and maintain a harmonious aesthetic with the neighbourhood are essential. Consideration for amenities like green spaces or community facilities can enhance the area's appeal and benefit residents. A thoughtful approach is crucial to ensure the project improves, rather than disrupts, the quality of life in the residential area.
<b>Would development of the site have an adverse impact on important landscape features?</b>	The site does not benefit from any important landscape features.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site currently does not face any statutory environmental or ecological constraints.
<b>Can suitable access to the site be provided?</b>	The current access to the site is poor, the infrastructure has not been created for the mechanic
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not have any geographical or topographical features on the site.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	The site comprises of one unit which is occupied, this is occupied by a mechanic, a desk-based search (20/12/2023) confirmed no other properties are to let or for sale on the site.
<b>Are there any noticeable constraints on potential future development?</b>	The biggest constraint of the site is the size; with the site only being 0.2ha and being surrounded by residential dwellings, there is no opportunity for further expansion. The lack of height on the unit also limits the opportunity for vertical expansion.
<b>Is there any need for investment in the site?</b>	The site is functional but extremely run down, the best investment to the site would be through improving the access.
<b>How accessible is the site?</b>	The site's access is very poor, and the surrounding Shopping Parade means parking is limited. With the access to the site already been limited off Stoney Stanton Road this makes the site even more difficult to access.
<b>What is the condition of the site?</b>	The quality of the site is poor, the unit is dated but still remains functional

# Coventry Employment Land Review

## Site Assessment Proforma

<p><b>What is the quality of the site's surroundings?</b></p>	<p>The residential area surrounding the site is relatively run down and the infrastructure is inadequate. The shopping parade along Stoney Stanton Road would benefit from parking restrictions to help access the site and reduce traffic on the road leading to the site.</p>
<p><b>Sustainable Development Factors</b></p>	
<p><b>Is the site in a sustainable location?</b></p>	<p>The site's sustainability is limited by its residential surroundings. Its proximity to the A444, 0.4 miles northeast, improves accessibility but might pose challenges in achieving overall sustainability due to residential constraints.</p>
<p><b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b></p>	<p>Given the site is already developed, the site is considered brownfield. The current use means it is likely to have a minimal impact on the redevelopment process.</p>
<p><b>Is the site accessible by public transport?</b></p>	<p>Directly outside the site is a bus stop on Stoney Stanton Road, offers service 21, which provides direct access to Coventry City Centre within roughly 6 minutes.</p>
<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>Further development of the site is unlikely to heavily impact the local environment and biodiversity due to its lack of landscaping and distance from significant landscapes.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site aligns with the growth sectors and industries emphasised in the Council's Economic Development Strategy, specifically in its suitability for manufacturing and industrial uses, falling under Class B2 usage, a need identified in the Council's 2022 strategy.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative</b></p>	<p>The small size of the site limits alternative uses. A small apartment block is a possibility but would require suitable on-site parking arrangements due to space constraints. While employment remains the primary option, exploring</p>

# Coventry Employment Land Review Site Assessment Proforma

<b>uses contribute to the overall development goals of the area?</b>	compact residential spaces could align with area development goals if parking challenges are effectively addressed.
<b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b>	The site has favourable connections to public transport and accessibility to the A444, likely ensuring access to a skilled labour force. Additionally, Coventry College, situated just 1 mile south, offers further development and training opportunities, supporting workforce needs for potential endeavours.



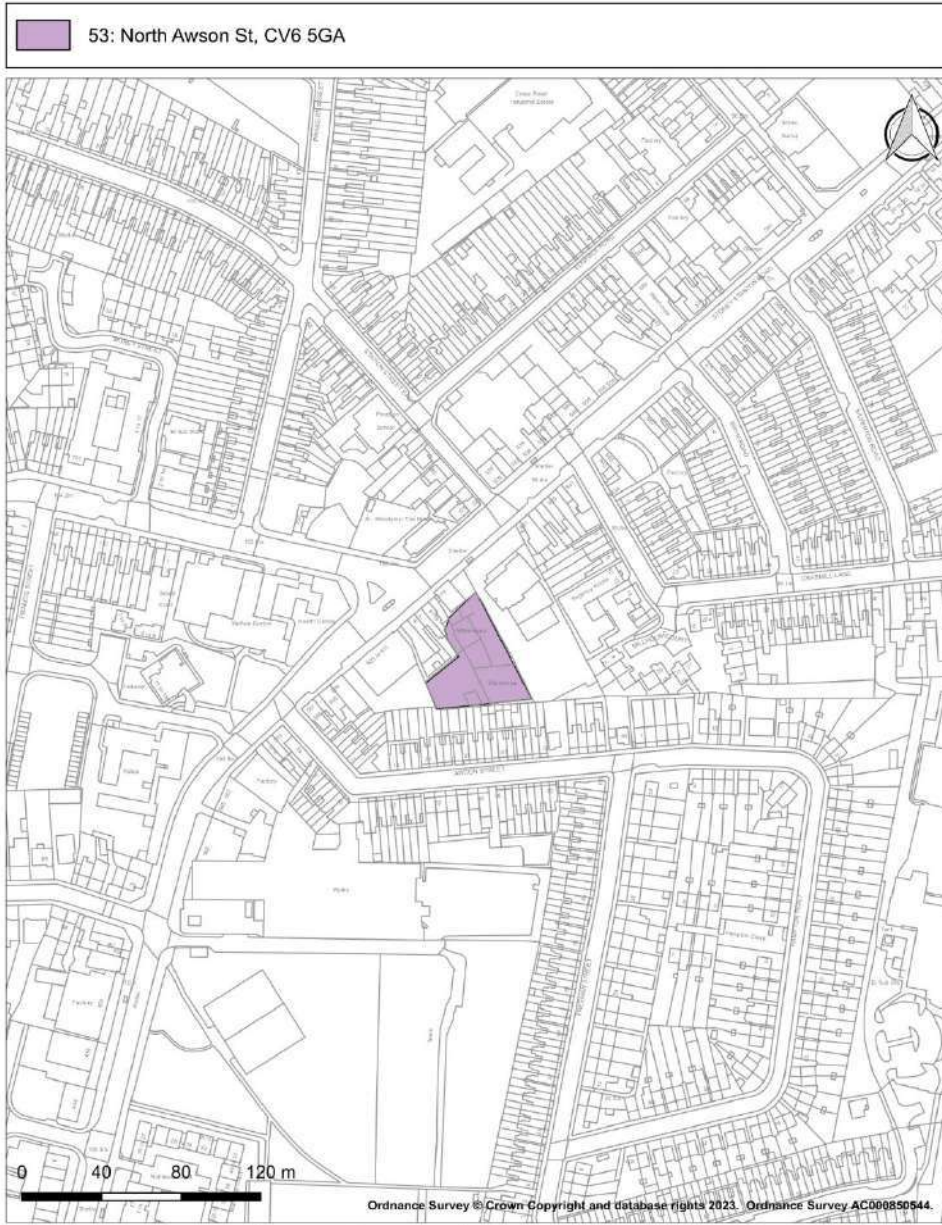
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b>  Strategic Planning Research Unit
	SCALE 1:2,500 @ A4	DRWG NO D02.53	Checked KW	
PROJECT Employment Land Review	JOB NO WA5326	DRWG TITLE Employment Sites	Ground Floor: V1 - Velocity Torntal Street, Sheffield, S1 4BY t: 0114 226 9190 e: sheffield@dipconsultants.co.uk	

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	54	<b>Site Name</b>	Parkside		
<b>Area (ha)</b>	14	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Parkside, CV1 2TT			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		<p>This mixed-use site boasts a variety of facilities, including research and educational spaces, a hotel, and more. While showcasing a functional design, the site has acquired a slightly dated appearance. Notably, it serves as a hub for startup-style businesses, fostering innovation and entrepreneurship. Positioned directly south of the A4053, with most of its surroundings designated for residential use, the site enjoys a strategic location. Additionally, Coventry train station lies approximately 300 meters east, enhancing accessibility for commuters and visitors alike.</p>			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		No recent relevant Planning History			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Mile Ln, Coventry CV1 2TU	CU Coventry	University	Class F1	
	Mile Ln, Coventry CV1 2TU	Elm Bank	University	Class F1	
	Maudslay House, Mile Ln, Coventry CV1 2NL	Flow Measurement Research Centre	University	Class F1	

# Coventry Employment Land Review Site Assessment Proforma

	Conway Court, 42 Merlin Cl, Coventry CV1 2TY	Studio Kehator	Website Designer	Class E	
	Puma Way, Coventry CV1 2TT	Chartsign Limited	Engineering	Class B2	
	Cheylesmore House, Quinton Rd, Coventry CV1 2WT	Department for Education	Government Office	Class E	
	1 Quinton Rd, Coventry CV1 2WQ	Volkswagen	Car Dealership	Sui Generis	
	Mile Ln, Coventry CV1 2LN	Ibis	Hotel	Class C1	
	NTDC Building, CUTP, Coventry CV1 2TT	SACHA Engineering Limited	Engineering	Class B2	
	Swift Road Off, Puma Way, Coventry CV1 2TT	The National Transport Design Centre	Design Centre	Class E	
	HDTI Building, Puma Way, Coventry CV1 2TT	The Mandatory Training Group	Training Provider	Class F1	
	The Techno Centre Coventry University Technology Park,	Rightcheck	Software Company	Class E	

# Coventry Employment Land Review Site Assessment Proforma

	Coventry CV1 2TT				
	The Techno Centre Coventry University Technology Park, Coventry CV1 2TT	Olivehorse Consulting Services Ltd	Consultants	Class E	
	Design Hub, The, Swift Rd, Coventry CV1 2TT	Cipher-IT Ltd	IT Support	Class E	
	Design Hub, The, Swift Rd, Coventry CV1 2TT	Applied Mathematics Research Centre	Research Institute	Class E	
	Enterprise Centre Coventry University Technology Park Puma Way, Coventry CV1 2TT	Coventry & Warwickshire Reinvestment Trust	Financial institution	Class E	
	Enterprise Centre Coventry University Technology Park Puma Way, Coventry CV1 2TT	Shortland Penn + Moore Limited	Real Estate	Class E	
	Enterprise Centre Coventry University Technology Park Puma Way,	Coventry and Warwickshire Growth Hub	Business Services	Class E	

# Coventry Employment Land Review Site Assessment Proforma

	Coventry CV1 2TT				
	Techno Centre, Puma Way, Coventry CV1 2TT	Dreamscape Design	Website Design	Class E	
	Techno Centre, Puma Way, Coventry CV1 2TT	Memtek	IT services	Class E	
	Techno Centre, Puma Way, Coventry CV1 2TT	Virtual Trader	Software Company	Class E	
	Techno Centre, Puma Way, Coventry CV1 2TT	Spy equipment UK	Equipment Supplier	Class B8	
	Techno Centre, Puma Way, Coventry CV1 2TT	PDSL UK	Engineering	Class E	
	Techno Centre, Puma Way, Coventry CV1 2TT	ADECS-Maple	IT Services	Class E	
	Techno Centre, Puma Way, Coventry CV1 2TT	RentUrApp	Software Company	Class E	
	Techno Centre, Puma Way, Coventry	SCL Media	Gift Shop	Class E	

# Coventry Employment Land Review Site Assessment Proforma

	CV1 2TT				
	Techno Centre, Puma Way, Coventry CV1 2TT	Emplin5 Limited	Recruitment Consultant	Class E	
	Techno Centre, Puma Way, Coventry CV1 2TT	Digital Skills Academy	Educational Facility	Class F1	
	Techno Centre, Puma Way, Coventry CV1 2TT	Truede	Confectionary	Class E	
	Techno Centre, Puma Way, Coventry CV1 2TT	Tebis	Software Company	Class E	
	Techno Centre, Puma Way, Coventry CV1 2TT	Radenite	Office	Class E	
	Techno Centre, Puma Way, Coventry CV1 2TT	Firebird solutions IT	Computer Repair Service	Class E	
	Techno Centre, Puma Way, Coventry CV1 2TT	Atom Recruitment	Recruitment Consultant	Class E	
	Techno Centre, Puma Way, Coventry	Interactive Coventry	Software Company	Class E	

# Coventry Employment Land Review Site Assessment Proforma

	CV1 2TT				
	Techno Centre, Puma Way, Coventry CV1 2TT	A&S Healthcare	Office	Class E	
	Techno Centre, Puma Way, Coventry CV1 2TT	Elite Bussiness Solution	Software Company	Class E	
	Techno Centre, Puma Way, Coventry CV1 2TT	Synergy Power	Solar Power Company	Class B2	
	Coventry Innovation Village, Cheetah Rd, Coventry CV1 2TL	FEV UK Ltd.	Engineering	Class B2	
	Coventry Innovation Village, Cheetah Rd, Coventry CV1 2TL	The Simulation Centre	Training Centre	Class F1	
	Coventry Innovation Village, Cheetah Rd, Coventry CV1 2TL	Exasoft Group	Software company	Class E	
	Coventry Innovation Village, Cheetah Rd, Coventry CV1 2TL	Eagle Ottawa UK Ltd	Vehicle Upholsterer	Class B2	



# Coventry Employment Land Review Site Assessment Proforma

	Coventry Innovation Village, Cheetah Rd, Coventry CV1 2TL	TG Resourcing	Recruitment	Class E	
	Coventry Innovation Village, Cheetah Rd, Coventry CV1 2TL	Spencer Gardner Dickins	Accounting	Class E	
	Coventry Innovation Village, Cheetah Rd, Coventry CV1 2TL	Centre for Trust, Peace and Social Relations Coventry University	Research Institute	Class E	
	Coventry Innovation Village, Cheetah Rd, Coventry CV1 2TL	Maple Systems	IT Services	Class E	
	Coventry Innovation Village, Cheetah Rd, Coventry CV1 2TL	Erudition Schools Trust	Educational Consultant	Class E	
	Coventry Innovation Village, Cheetah Rd, Coventry CV1 2TL	Kapsch TrafficCom Ltd	IT Services	Class E	
	Coventry Innovation Village, Cheetah Rd, Coventry CV1 2TL	R.Platini Ltd.	Jewellery manufacturer	Class B2	

# Coventry Employment Land Review

## Site Assessment Proforma

	Coventry Innovation Village, Cheetah Rd, Coventry CV1 2TL	Coventry & Warwickshire Chamber Of Commerce	Chamber of Commerce	of	Class E	
<b>Physical Appraisal</b>						
<b>Is the site in an area of flood risk?</b>		The site is located in Flood Zone 1, indicating minimal risk.				
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		The site's current use as a university campus provides some amenities, but the level is limited. In evaluating further development, considering the existing amenities, particularly those North of the site, is essential.				
<b>Would development of the site have an adverse impact on important landscape features?</b>		Given the developed nature of the site and landscaping, further development will not impact any important landscape features.				
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		The site currently faces no ecological or environmental constraints. Any potential further development is expected to have minimal impact, if any, on the environment or ecology of the area.				
<b>Can suitable access to the site be provided?</b>		The current access to the site is strong, no immediate need for modifications.				
<b>Are there any unique geographical or topographical features at the site?</b>		The site does not benefit from any unique geographical or topographical features.				
<b>Market Appraisal</b>						
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>		A desk-based search (29/11/2023) revealed no properties within the site were for sale or rent. The site visit confirmed this.				
<b>Are there any noticeable constraints on potential future development?</b>		While there is potential to build on the car parks, this aspect is currently considered one of the site's strengths. The site also boasts good landscaping, which should be preserved. Considering future options, increasing the height of existing buildings or undertaking a rebuild with an improved layout could be explored, taking into account the site's current strengths and constraints.				
<b>Is there any need for investment in</b>		The site is currently in good condition and does not require				

# Coventry Employment Land Review

## Site Assessment Proforma

<b>the site?</b>	immediate investment. However, being a robust employment site, it is essential to maintain it at a high standard for continued functionality and appeal.
<b>How accessible is the site?</b>	The site enjoys good accessibility through various well-maintained routes, including A4114, Mile Lane, and Quinton Road. These purpose-built roads offer wide access and ample parking, ensuring clear routes to and from the site. The A4114 connection further enhances accessibility, linking the site to the broader Coventry and surrounding areas.
<b>What is the condition of the site?</b>	The site is in excellent condition overall, featuring robust infrastructure and ample parking facilities.
<b>What is the quality of the site's surroundings?</b>	The site's surroundings are generally robust, with no immediate need for investment.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site is situated in a sustainable location, close to the A4114, and benefits from a strong buffer provided by the road, effectively separating it from nearby residential areas. Additionally, the units exhibit good quality, contributing to the overall sustainability of the site.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is classified as a brownfield site, indicating that it has a history of prior development. The current use of the site implies relatively minimal implications for redevelopment.
<b>Is the site accessible by public transport?</b>	The site is accessible by public transport, with a bus stop on Quinton Road directly East of the site offering services 17 and 17A. While the site is on the outskirts of the city centre, the bus stop is within walking distance.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Given the brownfield nature of the site and the existing industrial use, further development would likely have a limited impact on the local environment and biodiversity.
<b>How well does the site align with the growth sectors and industries identified in the Council's</b>	The site aligns with the Council's Economic Development Strategy by focusing on Advanced Manufacturing & Engineering and hosting startup-style businesses. Its

# Coventry Employment Land Review Site Assessment Proforma

<p><b>Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>location, flood resilience, and good accessibility make it sustainable. With potential for alternative uses, such as residential development or increased amenities, the site can contribute to broader goals of cultural growth and a Green City. Its robust condition, strategic location, and mixed-use facilities make it well-aligned with the Council's objectives for economic development.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>The site's current use as an employment hub aligns well with its surroundings and the Council's goals. While it's suitable for its current purpose, introducing medium-sized units could enhance flexibility and support startup growth, contributing to the area's economic development objectives.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The university hub site is close to the city centre, offering access to a skilled labour force and educational resources. This strategic location supports potential further employment development by providing proximity to a pool of qualified individuals and nearby educational or training facilities.</p>

# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE: 04.12.2023	DWG REF: D02.54	Drawn: PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b> Ground Floor, V1 - Velocity Tenter Street, Sheffield, S1 4BY t: 0114 228 9190 e: sheffield@dipconsultants.co.uk <small>© Crown Copyright and Database Rights 2023; Ordnance Survey AC000850544</small>
	SCALE: 1:5,000 @ A4	ORIG. NO: WAS326	Checked: KW	
PROJECT Employment Land Review	DRWG TITLE Employment Sites		 Strategic Planning Research Unit	

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	55	<b>Site Name</b>	Peugeot HQ		
<b>Area (ha)</b>	8.4	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Peugeot HQ, CV3 1ND			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		<p>Located on the outskirts of Coventry, this site comprises Grade A office space, intersected by Humber Road. Its strategic placement offers proximity to the A444, providing convenient access to major transportation routes. To the west, Charterhouse Field adds a touch of greenery, while vegetation lies directly west of the site. Southern allotments contribute to the varied landscape. The northern and eastern boundaries feature predominantly residential areas, creating a diverse and well-positioned mixed-use environment.</p>			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		No recent relevant planning history			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Pinley House, Sunbeam Way, Coventry CV3 1ND	Ericsson LTD	Telecommunications	Class E	
	Pinley House, Sunbeam Way, Coventry CV3 1ND	McCarthy Stone	Property Development Office	Class E	

# Coventry Employment Land Review Site Assessment Proforma

	Pinley House, Sunbeam Way, Coventry CV3 1ND	PSA Group	Car Manufacturer Head Office	Class E	
	Humber Rd, Coventry CV3 1BH	The Performance Centre	Training Centre	Class F1	
	Humber Rd, Coventry CV3 1BH	Stellantis Training & Technical Centre	Training Centre	Class F1	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is located within Flood Zone One, indicating minimal risk.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		Given the current use of Grade A office space, it is unlikely that the development of the site would offer a poor level of amenity to neighbouring residents. The nature of office space typically involves minimal disturbance and noise, contributing to a stable and unobtrusive environment for the surrounding residential area.			
<b>Would development of the site have an adverse impact on important landscape features?</b>		The development of the site is not expected to have an adverse impact on important landscape features. The site benefits from ample landscaping, particularly in the Southern portion and along the West, bordering the field. Any impact on the site itself would be minimal, as the existing landscaping helps integrate the development into the surrounding natural environment.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		The site currently does not face any statutory environmental or ecological constraints, within or in close proximity to the site.			
<b>Can suitable access to the site be provided?</b>		The existing access to the site is strong			
<b>Are there any unique geographical or topographical features at the site?</b>		The site does not have any geographical or topographical features on the site.			



# Coventry Employment Land Review Site Assessment Proforma

Market Appraisal	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	The site visit and a desk-based search (17/1/2024) revealed there are no properties to let or for sale within the site.
<b>Are there any noticeable constraints on potential future development?</b>	The main constraint for potential future development on the site is limited space, as there isn't much room for expansion without compromising existing features, particularly the valuable car parking space. The current parking provision is considered a notable feature of the site, and any expansion of office space would likely require additional parking, affecting the existing provisions. Balancing the need for more office space with the preservation of parking amenities would be a key consideration in future development plans.
<b>Is there any need for investment in the site?</b>	The site is really good quality there is no need for immediate investment.
<b>How accessible is the site?</b>	The site is highly accessible, with its main access from Humber Road providing strong connectivity for all types of vehicles. Additionally, key roads such as the A444 can be reached within 0.7 miles to the north, and the A4114 is accessible within 0.8 miles to the southwest of the site, enhancing its overall accessibility and connectivity.
<b>What is the condition of the site?</b>	The condition of the site is very strong, the parking is ample and the units are in good condition.
<b>What is the quality of the site's surroundings?</b>	Surrounding the site is mainly residential; these look like relatively new dwellings and require no immediate investment.
Sustainable Development Factors	
<b>Is the site in a sustainable location?</b>	The site is well-located and can be considered in a sustainable position. Its accessibility from key roads, including the A444 and A4114, contributes to its overall connectivity and convenience.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	Given the site is already developed, the site is considered brownfield. The current use means it is likely to have a minimal impact on the redevelopment process.

# Coventry Employment Land Review

## Site Assessment Proforma

<p><b>Is the site accessible by public transport?</b></p>	<p>The site is accessible by public transport. A bus stop on Terry Road, located 0.3 miles north of the site, provides service 3, offering a direct route to the city centre within approximately 8 minutes.</p>
<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>Further development of the site is unlikely to significantly impact the local environment and biodiversity. However, careful consideration should be given to the existing landscaping and park areas on and around the site to ensure they are preserved or enhanced during any development. This approach will help maintain the ecological balance and contribute to the overall sustainability of the site.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site effectively aligns with the growth sectors and industries outlined in the Council's Economic Development Strategy. As a Grade A office space, the site caters to the demand for high-quality office facilities, supporting the focus on creating a vibrant business environment. Its existing infrastructure and features, including well-maintained landscaping and proximity to educational institutions, make it particularly suitable for fostering economic growth and aligning with the Council's objectives.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>While the site is optimally suited for its current use, an alternative use could involve transforming it into retail space. Given the dense residential area surrounding the site, repurposing it for retail could address the local need for amenities. This alternative use aligns with the overall development goals of the area by enhancing accessibility to essential services for the nearby residents, contributing to the area's liveability, and promoting a more diverse and vibrant community environment.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site is well-positioned in terms of accessing a skilled labour force, with Coventry College located 1.8 miles north of the site and Coventry University just 1.4 miles north. This proximity to educational institutions provides a valuable resource for workforce development. Additionally, the site's easy accessibility further enhances its potential to attract a qualified and skilled workforce from the surrounding areas.</p>

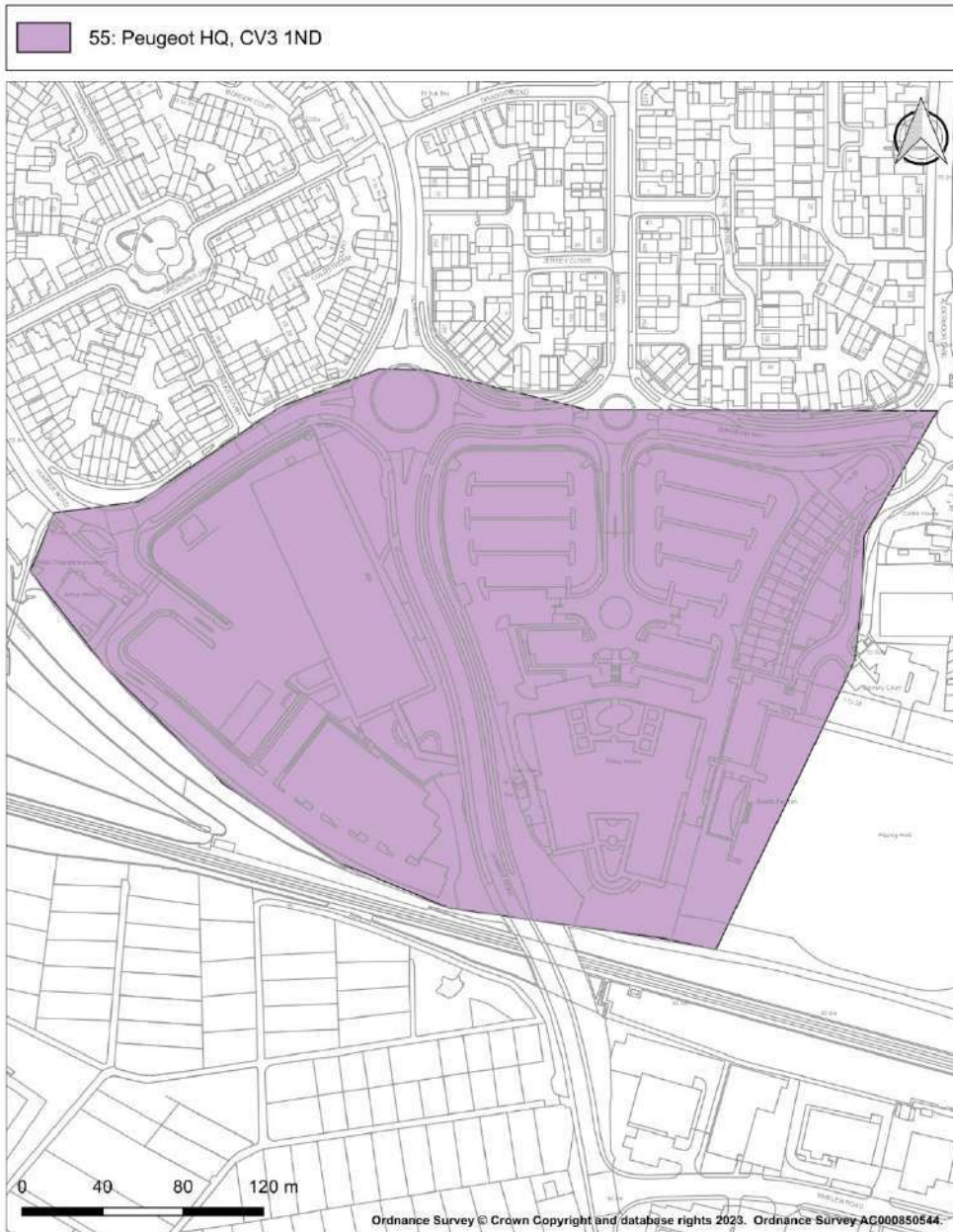
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF	Drawn PMG	STRATEGIC PLANNING RESEARCH UNIT	 Strategic Planning Research Unit
	SCALE 1:2,500 @ A4	OSWK NO D02.55	Checked KW		
PROJECT Employment Land Review	JOB NO WA5326	DRWG TITLE Employment Sites	Ground Floor, V1 - Velocity Tenker Street, Sheffield, S1 4BY t. 0114 228 9190 e. sheffield@dipconsultants.co.uk		

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	56	<b>Site Name</b>	Prologis Park		
<b>Area (ha)</b>	43	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Prologis Park, CV6 4QJ			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		The site comprises large industrial units predominantly used for logistics (Class B8) with some office space. Access to the site is restricted by barriers to prevent unauthorized vehicles. The surrounding area is mainly residential, with additional industrial units to the North and East. A railway line to the South serves as a buffer between the site and President Kennedy School. The site enjoys convenient access to the A444.			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		No recent relevant planning history			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Prologis Park, Coventry CV6 4BX	Halfords	Logistics	Class B8	
	Prologis Park, Coventry CV6 4BX	DHL	Logistics	Class B8	
	Prologis Park, Coventry CV6 4BX	International Lifting & Shipping	Logistics	Class B8	
	Prologis Park, Coventry CV6 4BX	Capita Document & Information Services	Business Management	Class E	

# Coventry Employment Land Review Site Assessment Proforma

	Prologis Park, Coventry CV6 4BX	Co-Operative Food	Logistics	Class B8	
	Prologis Park, Coventry CV6 4BX	Gefco	Logistics	Class B8	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is located in Flood Zone 1, indicating minimal risk of flooding.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		The development of the site is likely to have a limited impact on the amenity of neighbouring residents. The site is relatively isolated, with its immediate surroundings mainly consisting of an adjoining industrial site. The infrastructure leading to the site primarily serves its own purposes, minimising any potential disturbances to the nearby residential areas. As a result, the impact on the amenity of neighbouring residents is expected to be limited.			
<b>Would development of the site have an adverse impact on important landscape features?</b>		The site's development is not anticipated to adversely impact any important landscape features, considering the industrial developed nature of the site and its minimal landscaping. However, it is crucial to acknowledge the open land to the West of the site. Any future development efforts should carefully consider and assess these areas to ensure that the existing landscape features are preserved or enhanced appropriately.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		The site has no designated ecological or environmental constraints, and there are no such sites within a two kilometre radius of the location. Therefore, development on the site is not expected to have an adverse impact on any designated sites or areas of environmental or ecological significance.			
<b>Can suitable access to the site be provided?</b>		The existing access to the site is strong			
<b>Are there any unique geographical or topographical features at the site?</b>		The site does not benefit from any unique geographical or topographical features.			
<b>Market Appraisal</b>					
<b>What is the market activity on the</b>		A desk-based search (18/1/2024) revealed no properties			

# Coventry Employment Land Review

## Site Assessment Proforma

<b>site (occupancy/vacancy rates etc.)?</b>	within the site were for sale or to let. The site visit confirmed this.
<b>Are there any noticeable constraints on potential future development?</b>	Access to the site is restricted, so this is hard to estimate. The main concerns appear to be the size of the units and their existing uses. The use of the units for logistics offers little room for further development as these units take up a large space and require associated parking and HGV space.
<b>Is there any need for investment in the site?</b>	The site does not appear to be an immediate need for investment.
<b>How accessible is the site?</b>	The site is accessible through Bennetts Road or Central Boulevard, both featuring restricted access but with wide roads that accommodate the passage of HGVs. Additionally, the A444, located approximately 1 mile East of the site, provides access to the M6.
<b>What is the condition of the site?</b>	The overall condition of the site appears good; the site benefits from ample parking, the units are of good quality, and the infrastructure is strong.
<b>What is the quality of the site's surroundings?</b>	The overall surroundings of the site are deemed to be in good condition, requiring no immediate investment.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site is in a sustainable location due to its proximity to the A4114, enhancing accessibility. Additionally, the site's access, primarily leading to the site, minimises its impact on residents. The quality of the units is assessed to be strong, further contributing to the overall sustainability of the location.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is classified as a brownfield site, indicating that it has a history of prior development. The current use of the site implies relatively minimal implications for redevelopment.
<b>Is the site accessible by public transport?</b>	Just outside the site on Bennetts Road is a bus stop that offers service 16, providing direct access to the city centre within 20 minutes.
<b>Would further development of the site have an impact on the</b>	Given the brownfield nature of the site and the existing industrial use, further development would likely have a

# Coventry Employment Land Review Site Assessment Proforma

<p><b>local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>limited impact on the local environment and biodiversity.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site aligns well with the Council's Economic Development Strategy by offering Class B8 space, catering to logistics and storage needs. Its strategic location with good connections to the A444 enhances its suitability for businesses in these growth sectors, promoting efficient transportation and logistics operations.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>The site's primary and most suitable use is employment, given its current configuration and lack of direct connection to the surrounding residential area. However, with the implementation of appropriate infrastructure, the site could potentially be considered for residential purposes. Nonetheless, it is essential to note that the site's optimal contribution lies in employment, and there is potential for enhancing this by introducing medium-sized industrial units, aligning with overall development goals in the area.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>While the site is not near educational facilities, its accessibility through public transport and the nearby A444 provides a potential means to meet the labour force needs for further employment development. Despite the distance to Coventry College, the site's connectivity enhances the likelihood of attracting a skilled workforce and supporting workforce development for the existing industrial and logistics activities.</p>



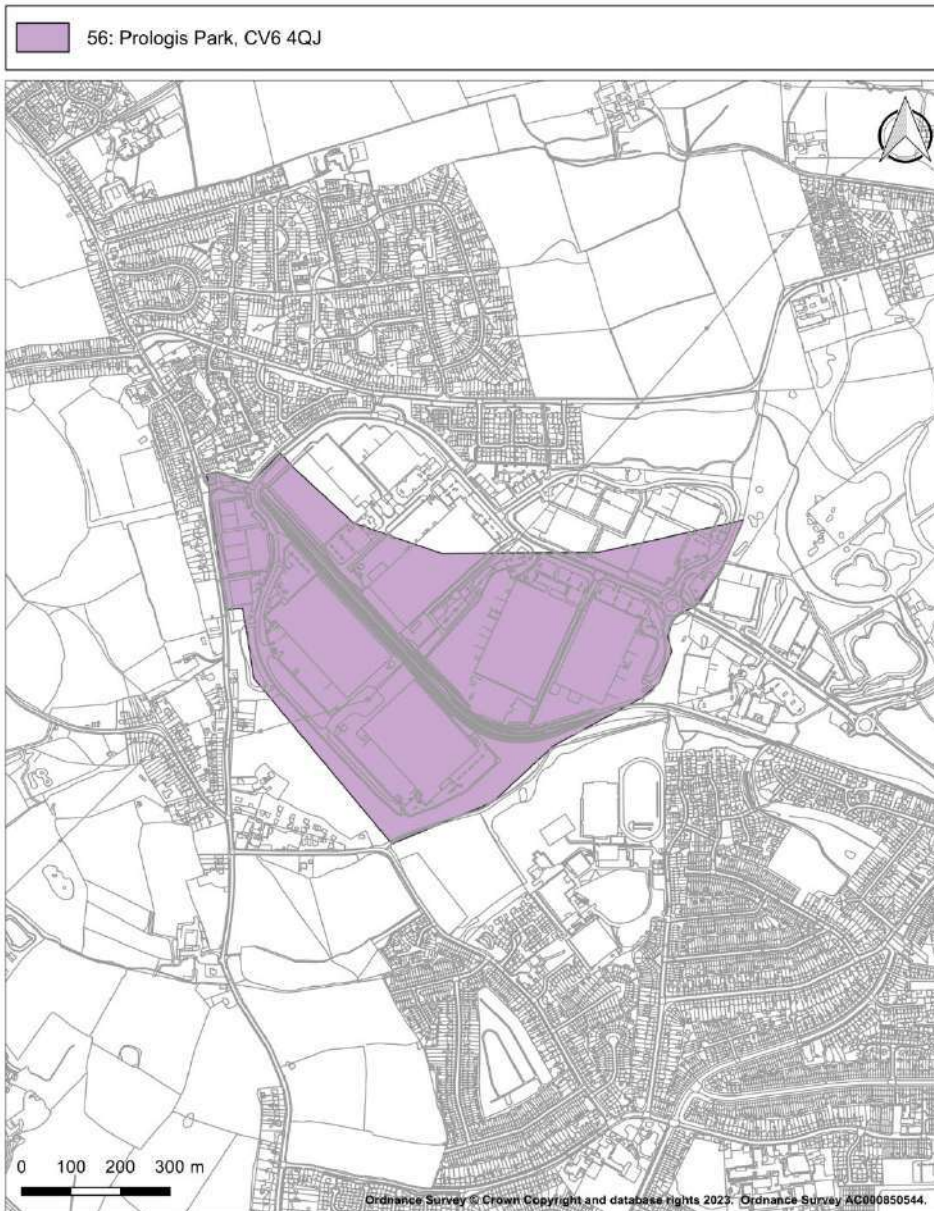
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF D02.56	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b> Ground Floor, V1 - Velocity Tenita Street, Sheffield, S1 4BF t. 0114 228 9190 e. shenfield@dipconsultants.co.uk	 Strategic Planning Research Unit
	SCALE 1:10,000@ A4	Drawn no.	Checked KW		
PROJECT Employment Land Review	JCR NO. WA5326	DRWG TITLE Employment Sites			

# Coventry Employment Land Review

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	57	<b>Site Name</b>	RO Airport Retail Park		
<b>Area (ha)</b>	2.7	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Pilot Close, CV3 4RR			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		<p>The site predominantly features Class B8 storage and distribution buildings, showcasing a relatively recent development. Situated directly West of the site is a retail park, while to the immediate East is Amtico, a flooring shop. The site enjoys an open environment, positioned South of Coventry city centre and approximately 550 meters North-East of Coventry Airport. Access to the site is via Pilot Close, connected to the B4110. Heading south on the B4110 leads to the A/M45.</p>			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		FUL/2018/0463 - Storage and sale of cars. Erection of building incorporating workshop, MOT testing station, preparation bay and sales area and car wash bay.			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	10 Pilot Cl, Tollbar End, Coventry CV3 4RR	Royal Mail Coventry South Delivery Office	Distribution	Class B8	
	Units 8B & 8C, Pilot Trade Centre, Pilot Cl, Tollbar End, Coventry CV3 4RS	Screwfix	Builders Merchants	Class B2/B8	

# Coventry Employment Land Review Site Assessment Proforma

	2C Pilot Cl, Tollbar End, Coventry CV3 4RS	Autoglass Coventry	Vehicle Repair	Class B2	
	Unit 2, Pilot Trade Centre, Pilot Cl, Tollbar End, Coventry CV3 4RS	Sally Beauty	Beauty Supplier	Class B8	
	Unit 6, Pilot Close Pilot Business Park, Coventry CV3 4RS	Studio 44	Furniture Supplier	Class B8	
	Unit 6, Pilot Close Pilot Business Park, Coventry CV3 4RS	X4 Office	Office Furniture Supplier	Class B8	
	Unit 6B Pilot Trade Centre, Pilot Way, Coventry CV3 4RS	AMOB UK	Metal Manufacture	Class B2	
	Units 1,2,3 Pilot Trade Centre Pilot Drive, Coventry CV3 4RR	CTD Tiles	Tile Supplier	Class B8	
	Flooring Superstore Unit 8, Pilot Trade Centre, Coventry CV3 4RP	Flooring Superstore	Flooring supplier	Class B8	
	21 Pilot Cl, Tollbar End, Coventry CV3 4RS	Unity MG Coventry	Vehicle Dealership	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

Physical Appraisal	
<b>Is the site in an area of flood risk?</b>	The site is located in flood zone one, indicating there is minimal flood risk associated with the site.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	Developing the site needs careful consideration due to existing residential properties situated to the north on Yarningale Road. However, any future development is not anticipated to significantly impact the local amenities adversely, especially with the proper planning and consideration for the neighbouring residential area.
<b>Would development of the site have an adverse impact on important landscape features?</b>	Development on the current site would not likely affect significant landscape features within the site itself, given its developed nature. However, it's essential to consider the biodiversity surrounding the site, particularly to the northeast and south, where dense vegetation contributes to the local ecology. Any development plans should acknowledge and aim to preserve or enhance these areas.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site itself does not face any statutory environmental or ecological constraints. However, it's crucial to consider the nearby Willenhall Wood, located approximately 200 meters North-East of the site. This area holds ecological significance, boasting rich biodiversity. Any development planning should be mindful of this neighbouring environmental asset to avoid adverse impacts on its ecological value.
<b>Can suitable access to the site be provided?</b>	The current access to the site is robust and efficient, ensuring suitable entry and exit points for vehicles and visitors. This suggests that providing suitable access to the site, given its existing infrastructure, is viable and feasible.
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not have any unique geographical or topographical features
Market Appraisal	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	Following a desk-based search conducted they are no current vacancies on the site (11/12/2023). The site visit confirmed all units were occupied
<b>Are there any noticeable constraints on potential future development?</b>	The site seems relatively occupied, but there is potential for expansion towards the southeast. However, this area might have biodiversity constraints that need careful consideration in any future development plans.

# Coventry Employment Land Review

## Site Assessment Proforma

<b>Is there any need for investment in the site?</b>	The site currently appears to be in good condition, indicating no immediate necessity for investment.
<b>How accessible is the site?</b>	The site boasts strong accessibility via Pilot Close, connecting smoothly to the B4118, which further links to the A/M45. This major route provides direct access to the M1, making the site highly accessible, with the A/M45 reachable within half a mile.
<b>What is the condition of the site?</b>	The site is in good condition with sturdy infrastructure and a mix of modern, effective units that vary in size, ensuring versatility in functionality.
<b>What is the quality of the site's surroundings?</b>	The site is surrounded by relatively new roads, contributing to a favourable environment. There don't appear to be any evident concerns related to the immediate surroundings of the site.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The sites proximity to the A/M45 and the lack of obvious constraints make the area a sustainable location
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is a brownfield area, previously developed for manufacturing purposes. This history will likely not pose constraints on redevelopment.
<b>Is the site accessible by public transport?</b>	Public transport to the site is more limited than other sites, the closest bus stop that offers access to the city centre is on St James Lane, 0.4 miles North of the site. The bus service 21 takes roughly 20 minutes to reach Coventry City Centre.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Further development of the site does not face any statutory environmental or ecological constraints. However, it's crucial to consider the nearby Willenhall Wood, located approximately 200 meters North-East of the site and the potential impacts on biodiversity and the local environment.
<b>How well does the site align with the growth sectors and industries identified in the</b>	The site appears to align well with the growth sectors and industries highlighted in the Council's Economic Development Strategy, particularly in its suitability for Class

# Coventry Employment Land Review Site Assessment Proforma

<p><b>Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>B2/B8 usage, as identified as a need in the Council's 2022 strategy. Existing features or infrastructure on the site likely complement and support this sector, making it a favourable option for the desired development outlined in the Economic Development Strategy.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>The sites proximity to the A46 mean an alternative use would not really be appropriate for this site, however if there had to be an alternative use the most appropriate would be residential dwellings to help meet the housing needs of the area.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site would be able to meet it skilled labour needs through commuters, however the site would benefit from better connectivity through public transport. Likewise, Coventry College is roughly 3.8 miles North from the site indicating despite the slight distance training facilities could support the labour need.</p>

# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



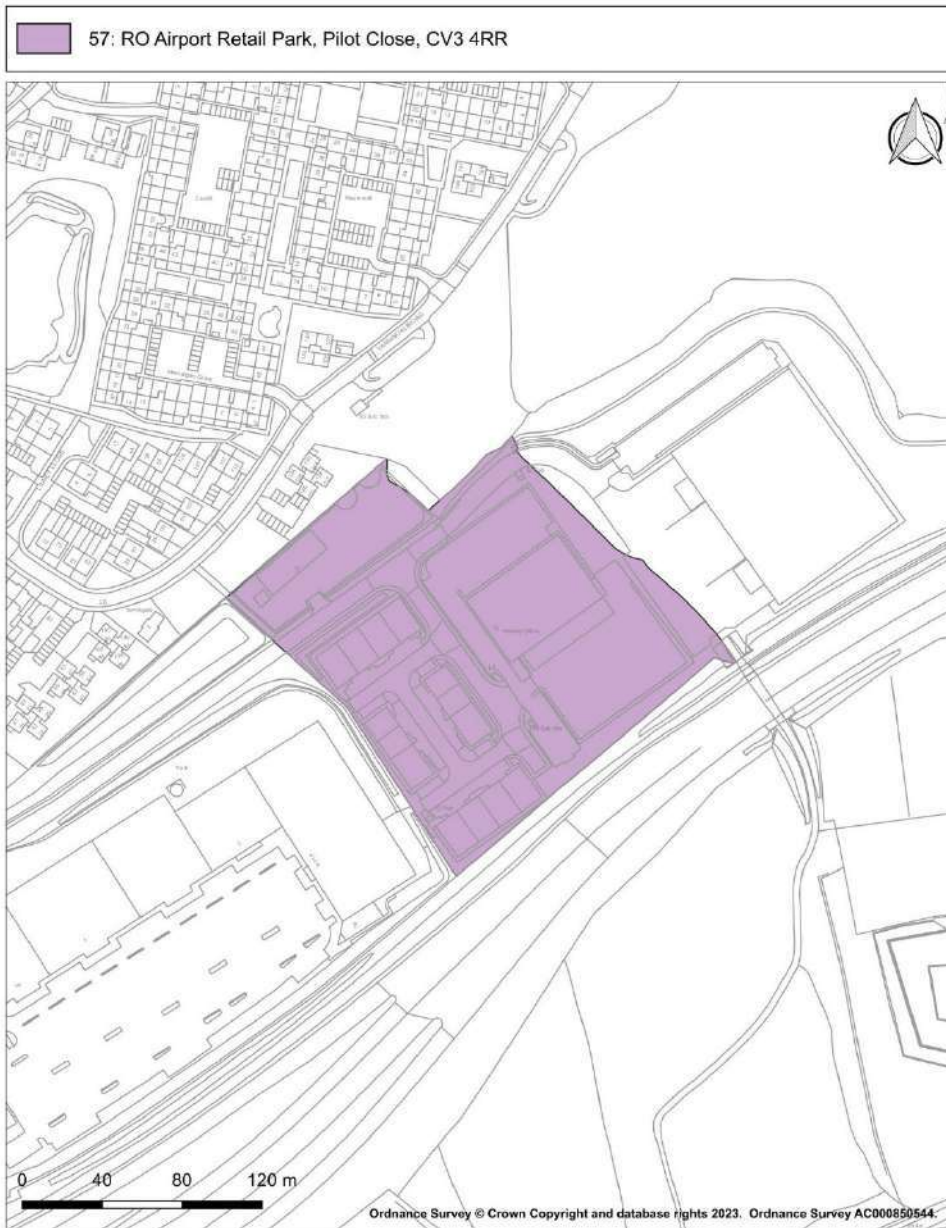


# Coventry Employment Land Review Site Assessment Proforma



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b>  Ground Floor: V1 - Velocity Amber Street, Sheffield, S1 4BY T: 0114 228 9190 e: sheffield@dipconsultants.co.uk  <small>© Crown Copyright and Database Rights 2023. Ordnance Survey 100049925/2023</small>
	SCALE 1:2,500 @ A4	DRWG NO D02.57	Checked KW	
PROJECT Employment Land Review	JOB NO WA5326	DRWG TITLE Employment Sites	 Strategic Planning Research Unit	

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	58	<b>Site Name</b>	Rowleys Green Industrial Estate		
<b>Area (ha)</b>	3.8	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Rowleys Green Industrial Estate, CV6 6AN			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		The site's current use is diverse, although primarily Class B2. The site is in bad condition but still functional. The site is surrounded by an adjacent employment site to the east. Coventry Arena is to the south, while Class B8 units are to the north. West of the site is the A444, making the site conveniently accessible.			
<b>Landowner(s) (if known)</b>		Part Owned by Coventry City Council			
<b>Relevant Recent Planning History</b>		No relevant recent planning history			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Unit 17/Rowleys Green Ind Est/Rowleys Green La, Coventry CV6 6AN	Arena Motor Repairs Ltd	Car repairs	Class B2	
	15, Rowley's Green Ln, Longford, Coventry CV6 6AN	Forklift School Coventry	Training provider	Class F1	
	Unit 4, Rowleys Green Industrial	Bimmer Worx	Car repairs	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

	Estate, Rowley's Green Ln, Longford, Coventry CV6 6AN				
	Rowley's Green Ln, Longford, Coventry CV6 6AN	Marpe Assembly	Church	Class F1	
	Unit 19/Rowleys Green Ind Est/Rowleys Green La, Rowley's Green Ln, Coventry CV6 6AN	Coventry Trade Frames	Window supplier	Class B2	
	Rowleys Green Industrial Estate, 14, Coventry CV6 6AN	Coventry Classic Engines Ltd	Car repairs	Class B2	
	8, Rowleys Green Industrial Estate, Rowley's Green Ln, Longford, Coventry CV6 6AN	WARRIOR'S DEN GYM	Gym	Sui generis	
	Unit 15 Rowleys Green Ind Est/Rowleys Green La, Coventry CV6 6AN	Redilift	Forklift provider	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

	Unit 10, Rowleys Green Industrial Estate, Rowley's Green Ln, Longford, Coventry CV6 6AN	The Bodyshop	Car repairs	Class B2	
	Rowleys Green Industrial Estate, Rowley's Green Ln, Longford, Coventry CV6 6AN	MOT	Car repairs	Class B2	
	Rowleys Green Industrial Estate, Coronel Ave, Longford, Coventry CV6 6AP	Milver Metal	Metal Supplier	Class B2	
	Coronel Ave, Longford, Coventry CV6 6AP	Tom White Waste Ltd	Recycling Centre	Class B2	

## Physical Appraisal

<b>Is the site in an area of flood risk?</b>	The majority of the site is located in flood zone one; around 60 meters North of the site is the River Sowe so the very north of the site is in flood zone three.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	The site is not surrounded by residential areas, so any development is unlikely to cause a poor level of amenity.
<b>Would development of the site have an adverse impact on important landscape features?</b>	The development of the site will not significantly impact important landscape features directly as they are none associated with the site.

# Coventry Employment Land Review

## Site Assessment Proforma

<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	They are no statutory environmental or ecological constraints within or in close proximity to the site.
<b>Can suitable access to the site be provided?</b>	Good access could be provided, the current access is relatively strong.
<b>Are there any unique geographical or topographical features at the site?</b>	The site lacks any distinct geographical or topographical features.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (conducted on 15/12/2023) revealed within the site there were no vacancies; the site visit confirmed this.
<b>Are there any noticeable constraints on potential future development?</b>	Given the site's current use, there is a potential the land has been contaminated and therefore, this would have to be assessed in further development efforts.
<b>Is there any need for investment in the site?</b>	While the site remains functional, there's evident wear and tear. Investing in refurbishing existing units would significantly improve the site's condition.
<b>How accessible is the site?</b>	The site is accessible via Rowley Green Lane, accessed from Judds Lane. The roads are wide and in good condition, facilitating the passage of larger vehicles. However, parking congestion on double yellow lines poses an issue. Despite this, the site's access is robust, located just 0.1 miles from the A444. The site also has a secondary entrance on Cornel Avenue.
<b>What is the condition of the site?</b>	The site is of poor quality. The units are functional but very dated; the current use of some of the site for a recycling centre means the rest of the site is littered with rubbish.
<b>What is the quality of the site's surroundings?</b>	The site's surroundings consist of an adjacent industrial estate of relatively higher quality. However, the overall surrounding area is satisfactory, with the well-maintained Coventry Arena to the south.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site's sustainability is increased by its proximity to the A444 and the absence of neighbouring residential

# Coventry Employment Land Review Site Assessment Proforma

	<p>dwelling. This proximity and lack of immediate residential surroundings contribute to the site's sustainable positioning.</p>
<p><b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b></p>	<p>The site is a brownfield area, previously developed for a multitude of purposes. This history will likely not pose constraints on redevelopment.</p>
<p><b>Is the site accessible by public transport?</b></p>	<p>0.5 mile south of the site is Coventry Arena train station this offers a direct route to the city centre.</p>
<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>Further development of the site may indeed impact the local environment and biodiversity, especially considering the presence of the Coventry Canal and the River Sowe. These waterways are critical habitats that should be carefully considered during development to avoid any adverse effects on their ecosystems. Additionally, areas of the site that have undergone rewilding represent biodiversity hotspots; any development in these regions could result in a loss of biodiversity. To mitigate this impact, conservation measures and thoughtful landscaping should be considered to preserve or enhance the existing biodiversity within the site.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site's current businesses, including car repair and training centres, cater to Advanced Manufacturing and engineering demands, aligning with the city's Economic Development Strategy. Renovation could enhance its appeal for green initiatives, culture, and education, supporting job creation and skill development efforts.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>Given the site's proximity to Coventry Arena and its surroundings, a potential alternative use could involve developing it for hotel and leisure activities. This shift could contribute significantly to the area's overall development goals by attracting tourism, enhancing local amenities, and promoting economic growth through hospitality services.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there</b></p>	<p>Access to the site is favourable, ensuring a potentially available skilled labour force. Coventry College, situated approximately 3 miles south of the site, offers accessible training facilities. This proximity indicates feasible opportunities for workforce development and skills</p>

# Coventry Employment Land Review Site Assessment Proforma

<b>educational or training facilities in the vicinity that could support workforce development?</b>	enhancement. Likewise on site is a forklift training centre which proves beneficial considering the sites main use is industrial
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# Coventry Employment Land Review Site Assessment Proforma


## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF D02 58	Drawn PMG	<b>STRATEGIC PLANNING RESEARCH UNIT</b>  Strategic Planning Research Unit Ground Floor, V1 - Velocity Tenter Street, Sheffield, S1 4BY t 0114 228 6190 e sheffield@dipconsultants.co.uk
	SCALE 1:2,500 @ A4	DRWG NO D02 58	Checked KW	
PROJECT Employment Land Review	JOB NO WAS326	DRWG TITLE Employment Sites	<small>© Crown Copyright and database rights 2023. Ordnance Survey AC000850544</small>	



Strategic Planning Research Unit  
*A specialist team within DLP Planning Ltd*

# Coventry Employment Land Review Site Assessment Proforma

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	59	<b>Site Name</b>	Sandy Lane Industrial Estate		
<b>Area (ha)</b>	0.6	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Sandy Lane Industrial Estate, CV1 4EX			
<b>Site Allocation / Policy Reference (if relevant)</b>		Policy H2:15 – Housing Allocation			
<b>Description of Site and Surrounding Area</b>		The site features a mix of Class E creative workspaces, Class B8 storage and distribution, and a Class B2 light industrial unit. The southeast part has undergone gentrification, while the overall infrastructure is lacking. Surrounded mainly by residential areas, it borders a large B8 distribution unit to the South and the Coventry Canal to the East. The North hosts office spaces, indicating a blend of commercial and residential activities. This diverse mix presents development opportunities but requires careful planning for optimal land use.			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		OUT/2021/1807 – pending - Outline planning permission for the demolition of the existing buildings(except the Daimler Powerhouse); erection of up to 480no. dwellings (Use Class C3) and up to 1,220 sqm of commercial / service / live work / community space (use class E)			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
4	Sandy Ln, Coventry CV1 4DQ	Powerhouse Studios	Creative Space	Class E	
3	Sandy Ln, Coventry CV1 4DQ	Talking Birds	Creative Space	Class E	
2	Sandy Ln, Coventry CV1 4DQ	Freshways Click and Collect	Wholesaler	Class B8	

# Coventry Employment Land Review Site Assessment Proforma

1	Sandy Ln, Coventry CV1 4DQ	ESSA Fresh Wholesale	Wholesaler	Class B8	
5	Sandy Ln, Coventry CV1 4DQ	Wheelabrator Group Ltd	Metal Finisher	Class B2	
7	Sandy Ln, Coventry CV1 4DQ	Hambridge Transport Limited	Logistics	Class B8	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is located in Flood Zone One, indicating minimal flood risk. Despite this the site borders Coventry Canal.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		Expanding the site's development is unlikely to significantly disrupt amenities for nearby residents. The area is already in use, minimising potential new impacts.			
<b>Would development of the site have an adverse impact on important landscape features?</b>		The site does not benefit from any important landscape features.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		The site currently does not face any statutory environmental or ecological constraints.			
<b>Can suitable access to the site be provided?</b>		The current access to the site is poor, the junction would benefit from becoming a roundabout as the entrance is directly after a junction.			
<b>Are there any unique geographical or topographical features at the site?</b>		The site does not have any geographical or topographical features on the site.			
<b>Market Appraisal</b>					
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>		One unit appeared to be vacant in the site visit, a desk-based search (2/1/2024) did however show no units within the site are advertised to let or for sale. The pending planning application may have influenced this.			
<b>Are there any noticeable constraints on potential future</b>		The biggest constraint in further development is the size of the site, the site is currently full and the existing units offer			

# Coventry Employment Land Review

## Site Assessment Proforma

<b>development?</b>	little opportunity for vertical expansion.
<b>Is there any need for investment in the site?</b>	The site would benefit from investment into the roads surrounding the site and within the site, these have a lot of potholes.
<b>How accessible is the site?</b>	The site is accessed from Electric Wharf just off Sandy Lane, this road is designed around residential use rather than industrial so HGVs would struggle to navigate down these roads.
<b>What is the condition of the site?</b>	The site is generally in average condition. Improving the internal roads would be beneficial. However, the existing units are functional and suitable for their current purposes.
<b>What is the quality of the site's surroundings?</b>	The quality of the site's surroundings is average, with no immediate concerns.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site's sustainability in terms of location is a mixed picture. While it benefits from proximity to residential areas and the Coventry Canal, which can potentially support a mix of uses and reduce transportation needs for those living nearby, there are challenges. The poor infrastructure and roads, coupled with the primarily residential nature of the surrounding roads, may hinder heavy vehicle access and sustainability initiatives. Additionally, without explicit sustainable features or infrastructure in its current state, the site requires significant improvement in accessibility and environmental considerations to truly qualify as a sustainable location.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	Given the site is already developed, the site is considered brownfield. The current use means it is likely to have a minimal impact on the redevelopment process.
<b>Is the site accessible by public transport?</b>	Roughly 50 meters South of the site on Sandy Lane is a bus stop that offers the service 15 directly to the City Centre. This takes roughly 5 minutes.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures</b>	Further development of the site is not expected to significantly impact the local environment and biodiversity due to its industrial nature. However, Coventry Canal would have to be considered in any future development given the

# Coventry Employment Land Review Site Assessment Proforma

<p><b>or considerations to mitigate or enhance this impact?</b></p>	<p>biodiversity within the canal.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site's existing mix of creative workspaces, storage, and light industrial units partially aligns with the Council's Economic Development Strategy. While the site's current infrastructure supports aspects of the creative and industrial sectors, there's potential for further alignment. Adaptation or expansion of the existing industrial unit could cater better to advanced manufacturing. Additionally, the site's proximity to residential areas offers opportunities to enhance employment, education, and sustainability initiatives in line with the council's goals. With strategic development, the site could better align with the identified growth sectors by leveraging its existing mix of commercial spaces and potential for redevelopment.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>Considering the site's surrounding predominantly residential areas, the best use for this site might indeed lean towards residential development. Integrating residential units, potentially alongside some complementary amenities or community spaces, could help improve the existing local amenities. This approach could meet housing needs while maintaining compatibility with the surrounding residential character.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site benefits from proximity to a potential labour force equipped with relevant skills and qualifications for employment development. Accessibility via public transport, along with a direct route to and from the city centre, facilitates easy commuting for a workforce. Located 1.1 miles West of the site is Coventry College, suggesting close access to educational and training facilities that could support workforce development. This proximity to an educational institution allows for potential collaboration, training programs, and recruitment of skilled individuals, bolstering the site's potential for further employment development.</p>

# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs





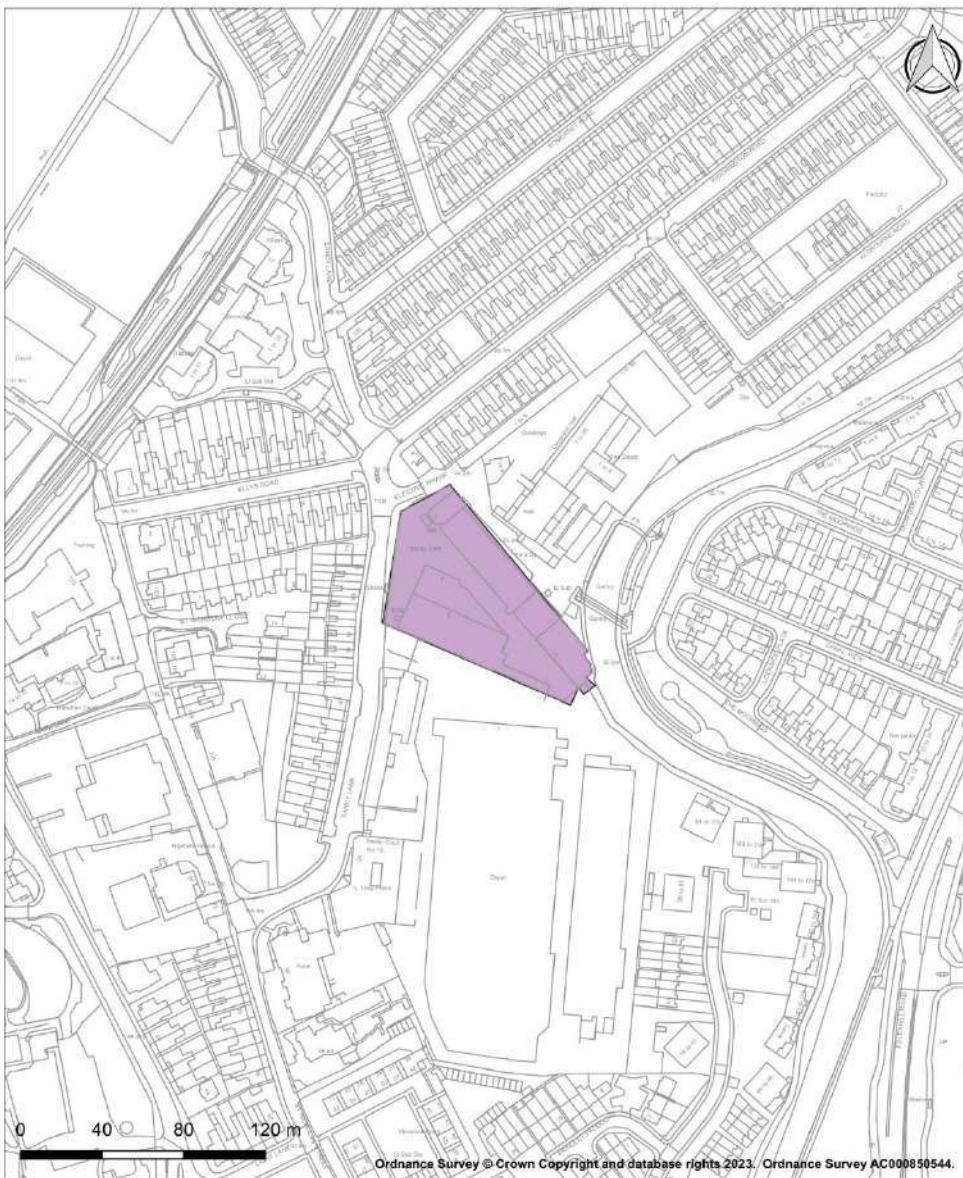
# Coventry Employment Land Review Site Assessment Proforma



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan

 59: Sandy Lane Industrial Estate, CV1 4EX



CLIENT Coventry City Council	DATE 04.12.2023	OS REF	Drawn PMG	STRATEGIC PLANNING RESEARCH UNIT	 Strategic Planning Research Unit
	SCALE 1:2,500 @ A4	DRWG NO. D02.59	Checked KW		
PROJECT Employment Land Review	JOB NO. WA6326			Ground Floor, V1 - Velocity Tenter Street, Sheffield, S1 4BY	
	DRWG TITLE Employment Sites			t: 0114 228 9190 e: sheffield@dipconsultants.co.uk	

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# Coventry Employment Land Review

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	60	<b>Site Name</b>	Seven Stars Industrial Estate, CV3 4LA		
<b>Area (ha)</b>	17	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Seven Stars Industrial Estate, CV3 4LA			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		<p>The site presents a mix of medium and large units, including office space, with predominant uses falling under Class B2, B8, and Class E. Enjoying favourable access, the site is conveniently located just 0.2 miles south of the A4082. Landscaping enhances the appeal of the South and East areas, while the Western side accommodates retail space and allotments. A railway line to the North acts as a buffer, separating the site from Pinley Gardens. The overall quality is functional, although no signs of recent development indicate potential opportunities for improvement or redevelopment to meet contemporary standards and demands.</p>			
<b>Landowner(s) (if known)</b>		Coventry City Council			
<b>Recent Relevant Planning History</b>		<p>FUL/2022/0372 – Approved - Erection of 2.0 metre security fence with sliding cantilever gate to the front and erection of an external smoking shelter            FUL/2020/0185 – Approved - Erection of a side extension and boundary fence</p>			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Seven Stars Industrial Estate, Coventry, CV3 4LA	Network Ltd	IT Services	Class E	
	Seven Stars Industrial Estate, Coventry, CV3 4LA	British Red Cross First Aid	Training Centre	Class F1	

# Coventry Employment Land Review Site Assessment Proforma

	Seven Stars Industrial Estate, Coventry, CV3 4LA	VRS Coventry	Vehicle Repairs	Class B2	
	Seven Stars Industrial Estate, Coventry, CV3 4LA	Wastewater Fuels	Corporate Office	Class E	
	Seven Stars Industrial Estate, Coventry, CV3 4LA	JS Marketing	Marketing Agency	Class E	
	Seven Stars Industrial Estate, Coventry, CV3 4LA	C H Technical Recruitment	Recruitment Service	Class E	
	Seven Stars Industrial Estate, Coventry, CV3 4LA	Envisage Classic & Bespoke Ltd.	Manufacturer	Class B2	
	Seven Stars Industrial Estate, Coventry, CV3 4LA	Imlail Comms	Mailing Service	Class B8	
	Seven Stars Industrial Estate, Coventry, CV3 4LA	DX Exactly	Logistics	Class B8	
	Seven Stars Industrial Estate, Coventry, CV3 4LA	Logic VPC	Vehicle Repairs	Class B2	
	Seven Stars Industrial Estate, Coventry, CV3 4LA	AP Racing	Manufacturer	Class B2	
	Seven Stars Industrial Estate, Coventry, CV3 4LA	Num UK	Software Company	Class E	
	Seven Stars Industrial Estate, Coventry, CV3 4LA	Nouveau Healthcare	Wholesale	Class B8	
	Seven Stars Industrial Estate, Coventry, CV3 4LA	Pegasus House	Estate Agent	Class E	

# Coventry Employment Land Review Site Assessment Proforma

	Seven Stars Industrial Estate, Coventry, CV3 4LA	Priority Freight	Logistics	Class B8	
	Seven Stars Industrial Estate, Coventry, CV3 4LA	Purple Planet Packaging	Packing Company	Class B8	
	Seven Stars Industrial Estate, Coventry, CV3 4LA	HD Storage Solutions	Warehouse	Class B8	
	Seven Stars Industrial Estate, Coventry, CV3 4LA	Advanced Therapeutic Materials	Business Centre	Class E	
	Seven Stars Industrial Estate, Coventry, CV3 4LA	Midlands Truck & Van Ltd	Car Dealer	Sui generis	
	Seven Stars Industrial Estate, Coventry, CV3 4LA	Matalan	Retail	Class E	
	Seven Stars Industrial Estate, Coventry, CV3 4LA	Normet	Manufacturer	Class B2	
	Seven Stars Industrial Estate, Coventry, CV3 4LA	Actemium	Electrical Services	Class B2	
	Seven Stars Industrial Estate, Coventry, CV3 4LA	B&A Daries	Wholesale	Class B8	
	Seven Stars Industrial Estate, Coventry, CV3 4LA	NDS Tooling Solutions	Tool Manufacturer	Class B2	
	Seven Stars Industrial Estate, Coventry, CV3 4LA	National Grid	Electrical Services	Class B2	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>			The site is located in Flood Zone 1, indicating minimal risk of flooding.		

# Coventry Employment Land Review

## Site Assessment Proforma

<p><b>Would development of the site offer a poor level of amenity to neighbouring residents?</b></p>	<p>The site's development, while not currently providing specific amenities, is already established. The existing development suggests that the likelihood of offering poor amenities to neighbouring residents is limited. It's important to consider the allotments situated to the West of the site, as they contribute to the overall surroundings. Any future development plans should consider the neighbouring allotments and aim to minimise any potential impact on their functionality and the general amenity of the area.</p>
<p><b>Would the development of the site have an adverse impact on important landscape features?</b></p>	<p>Given the industrial developed nature of the site and minimal landscaping, further development will not impact any important landscape features.</p>
<p><b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b></p>	<p>The site has no designated ecological or environmental constraints, and there are no such sites within a two kilometre radius of the location. Therefore, development on the site is not expected to have an adverse impact on any designated sites or areas of environmental or ecological significance.</p>
<p><b>Can suitable access to the site be provided?</b></p>	<p>The existing access to the site is strong</p>
<p><b>Are there any unique geographical or topographical features at the site?</b></p>	<p>The site does not benefit from any unique geographical or topographical features.</p>
<p><b>Market Appraisal</b></p>	
<p><b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b></p>	<p>A desk-based search (18/1/2024) revealed no units were advertised to let or for sale. However, the site visit revealed a medium-sized unit appeared unoccupied on the North of the site.</p>
<p><b>Are there any noticeable constraints on potential future development?</b></p>	<p>The potential for further development on the site is constrained by its existing layout. While some units may offer limited room for extensions, the overall opportunity for expansion is restricted. Additionally, the presence of landscaping on the South and East of the site imposes limitations on further development. Careful consideration should be given to these constraints when planning any future development initiatives to ensure compatibility with the existing site layout and landscaping features.</p>
<p><b>Is there any need for investment in the site?</b></p>	<p>The site currently does not demand immediate investment; however, there is an opportunity for future-proofing, especially for the older units. Consideration for making</p>

# Coventry Employment Land Review Site Assessment Proforma

	these units more sustainable could enhance the overall functionality and longevity of the site. Strategic investments aimed at sustainability measures can contribute to the site's adaptability and align it with evolving standards and expectations.
<b>How accessible is the site?</b>	The site is easily accessible, primarily through Wheeler Road, which connects to Humber Road and benefits from its proximity to the A4082, located 0.2 miles south of the site. Both Wheeler Road and Humber Road are wide, accommodating all types of vehicles, including HGVs, ensuring good access to the site. While parking provisions within each unit are adequate, some cars may be parked on Wheeler Road. However, this does not significantly impact the overall accessibility of the site.
<b>What is the condition of the site?</b>	The condition of the site is average, with functional units that are not particularly high quality. There may be potential benefits in future-proofing the site through investment to enhance its sustainability, making improvements that align with environmental considerations.
<b>What is the quality of the site's surroundings?</b>	The site surroundings are of good quality, there is no need for immediate investment.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The location of the site is strong, offering good sustainability, especially with its proximity to major roadways like the A4082. However, the overall sustainability could be further improved by enhancing the quality of the units to make them more environmentally friendly.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is classified as a brownfield site, indicating that it has a history of prior development. The current use of the site implies relatively minimal implications for redevelopment. However, it is crucial to note that if the site has historical ties to manufacturing, there is a potential risk of land contamination that should be carefully assessed and addressed during any redevelopment efforts.
<b>Is the site accessible by public transport?</b>	A bus stop located 0.3 miles south of the site on the A4082 offers the service 21, providing a direct route to the city centre in approximately 14 minutes.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any</b>	Given the brownfield nature of the site and the existing industrial use, further development would likely have a limited impact on the local environment and biodiversity. However, to the site's South and East, ample landscaping

# Coventry Employment Land Review

## Site Assessment Proforma

<p><b>specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>would require consideration and potential biodiversity mitigation if further development were to happen.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site's alignment with the growth sectors and industries identified in the Council's Economic Development Strategy is moderate. While it features a mix of medium and large units, office space, and a variety of commercial uses (Class B2, B8, and Class E), the overall quality is mixed, and there are no clear signs of recent development. The site benefits from good access to the A4082, which enhances its connectivity to transportation networks. However, future investment and improvements, particularly in sustainability and modernisation, could enhance its suitability for the identified growth sectors outlined in the Council's Economic Development Strategy.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>The site, with its mix of medium and large units, along with office space, is best suited for employment purposes. Its strategic location and proximity to transportation make it a strong employment site for Coventry. While alternative uses, such as residential development, could be considered given its proximity to transportation, the site's current configuration and functionality align well with its role as an employment hub. However, there is potential to optimise the mix by introducing more medium-sized units, contributing to a diverse and dynamic employment landscape that aligns with the overall development goals of the area.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site is reasonably close to Coventry College, located approximately 2 miles north of the site. Its proximity to the road networks ensures convenient access to a skilled labour force. Additionally, the presence of a site for first aid training indicates a commitment to workforce development and safety. This proximity to educational and training facilities enhances the site's potential for further employment development, as it can tap into the local talent pool and support ongoing skill development for the workforce.</p>



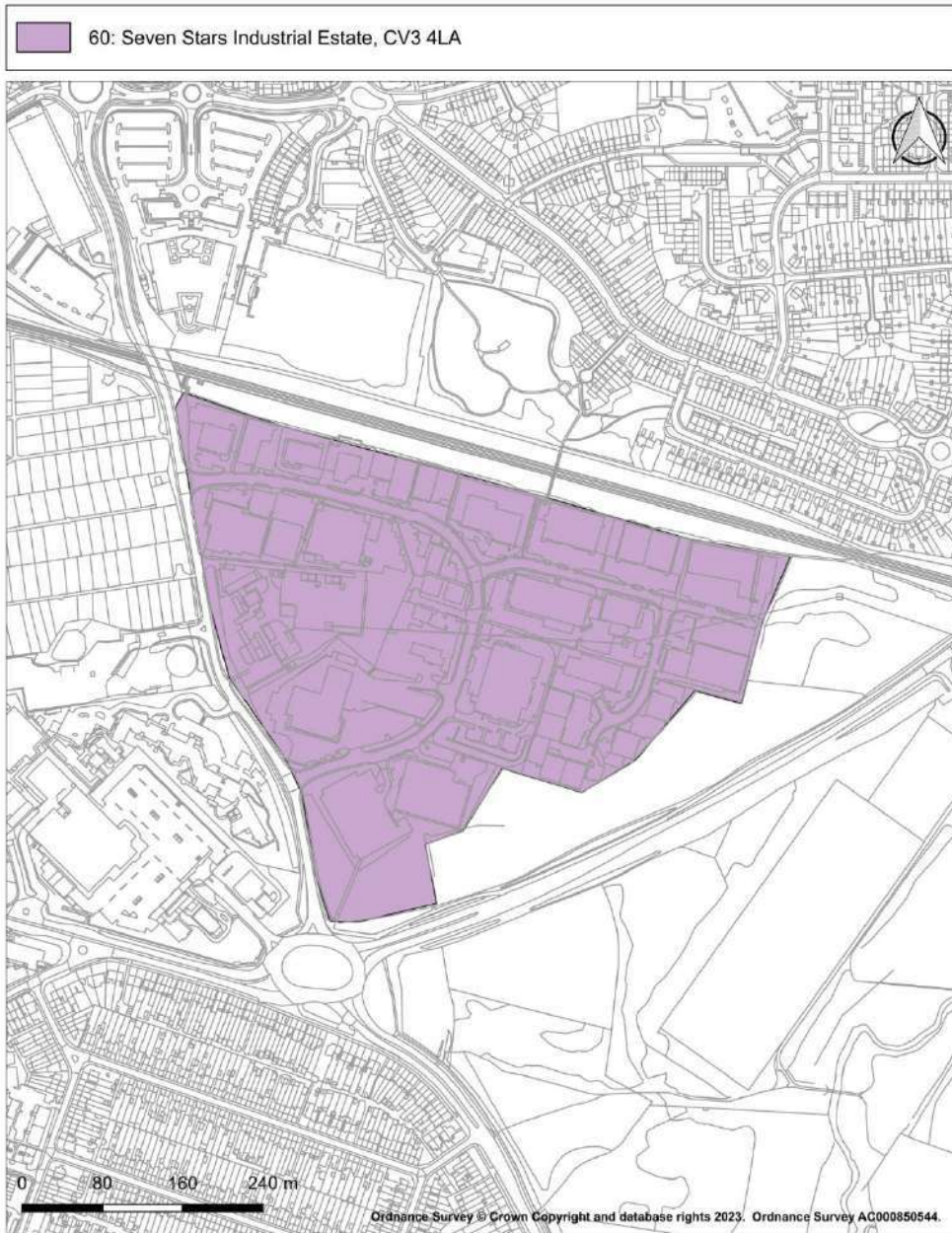
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	DR REP D02 60	Drawn PMG	<b>STRATEGIC PLANNING          RESEARCH UNIT</b>  Strategic Planning Research Unit Ground Floor, V1 - Velocity Teniter Street, Smeeth, S1 4BY t: 0114 228 9190 e: sheffko@dipconsultants.co.uk <small>© Crown Copyright and database rights 2023. Ordnance Survey 100049164/230001</small>
	SCALE 1:5,000 @ A4	Checked KW	PROJECT Employment Land Review	
	JOB NO. WAS326	DRWG TITLE Employment Sites		

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	61	<b>Site Name</b>	Shakleton Rd		
<b>Area (ha)</b>	0.1	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Shakleton Rd, CV5 6HU			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		The site comprises a single industrial unit along with associated parking and is currently occupied by CEF as an electrical wholesaler. Situated adjacent to a residential development, the site has a railway to the east, serving as a buffer between the industrial activities and Broomfield Park. Approximately 40 meters North of the site, there is another employment site.			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		No recent relevant planning history			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	44 Shakleton Rd, Coventry CV5 6HU	City Electrical Factors	Electircal Wholesaler	Class B8	
Physical Appraisal					
<b>Is the site in an area of flood risk?</b>		The site is located in Flood Zone 1, indicating minimal risk of flooding.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		The current use and relatively small size of the site suggest that any potential redevelopment would have a limited impact on the amenities for neighbouring residents.			
<b>Would development of the site have an adverse impact on</b>		Given the industrial developed nature of the site and minimal landscaping, further development will not impact			

# Coventry Employment Land Review Site Assessment Proforma

<b>important landscape features?</b>	any important landscape features.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site has no designated ecological or environmental constraints, and there are no such sites within a two kilometre radius of the location. Therefore, development on the site is not expected to have an adverse impact on any designated sites or areas of environmental or ecological significance.
<b>Can suitable access to the site be provided?</b>	Access to the site is limited, but minimal opportunities exist to improve this.
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not benefit from any unique geographical or topographical features.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (18/1/2024) revealed no properties within the site were for sale or rent. The site visit confirmed this.
<b>Are there any noticeable constraints on potential future development?</b>	The primary constraint to future development on the site is its limited space and the developed nature of the surrounding area. There is no room for further horizontal expansion, and any potential expansion would likely require vertical development, possibly involving demolishing the existing unit and a complete redevelopment.
<b>Is there any need for investment in the site?</b>	The site is in good condition. There is no need for immediate investment in the site.
<b>How accessible is the site?</b>	The site is accessed via Shakelton Road, which is situated in a residential area with parked cars on the street. This could limit access, especially for larger vehicles like HGVs. However, the A4114 can be reached just 0.7 miles north of the site, providing an alternative route for transportation.
<b>What is the condition of the site?</b>	The site is in good condition, with the unit being of good quality. There are no apparent opportunities to improve access or parking provisions, likely due to the limited size of the site.
<b>What is the quality of the site's surroundings?</b>	The surroundings of the site are predominantly residential and well-maintained. There is no immediate need for investment in the area.
<b>Sustainable Development Factors</b>	

# Coventry Employment Land Review Site Assessment Proforma

<p><b>Is the site in a sustainable location?</b></p>	<p>The site's proximity to the A4114 enhances its sustainability, providing good access to transportation networks. However, the fact that it is adjacent to residential areas might make its current industrial use less sustainable in terms of potential impact on residents. While this is not a significant issue for the current use, it may limit the feasibility of alternative industrial uses for the site.</p>
<p><b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b></p>	<p>The site is classified as a brownfield site, indicating that it has a history of prior development. The current use of the site implies relatively minimal implications for redevelopment.</p>
<p><b>Is the site accessible by public transport?</b></p>	<p>The bus stop, 0.2 miles North of the site on Spon End, provides several services, including routes 14, 2, 6, 6A and 18. These services offer direct access to the city centre within approximately 6 minutes, enhancing the site's accessibility for commuters and supporting sustainable transportation options.</p>
<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>The potential for further development on the site is restricted, and any redevelopment efforts should carefully consider the nearby Broomfield Park to mitigate impacts on biodiversity. Prioritising measures that enhance green spaces and preserve the natural environment can contribute to maintaining and potentially enhancing local biodiversity.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site does not align well with the growth sectors and industries identified in the Council's Economic Development Strategy. The site lacks specific features or infrastructure that would make it particularly suitable for the sectors highlighted in the economic development plan, this cannot be provided due to the surrounding housing.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>Given its proximity to residential areas and the constraints on further industrial development, an alternative use for the site that could be suitable is housing. Developing the site for residential purposes would contribute to the overall development goals of the area by addressing housing needs and potentially enhancing the community. It's important to assess the site's compatibility with residential development, considering factors such as local</p>

# Coventry Employment Land Review Site Assessment Proforma

	infrastructure, amenities, and planning regulations.
<b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b>	The site benefits from good connectivity through public transport, and Coventry College is approximately 2 miles North East of the site. This proximity to educational and training facilities enhances the potential for workforce development, ensuring that there is a pool of skilled individuals available for any further employment development on the site.

# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04 12 2023	OS REF	Drawn PMG
	SCALE 1:2,500 @ A4	OS REF D02 61	Checked KW
PROJECT Employment Land Review	FOR NO. WA5326	DRWG TITLE Employment Sites	STRATEGIC PLANNING RESEARCH UNIT Ground Floor V1 - Velocity Tonitex Street, Sneyfields, S1 4BT T 0114 228 9190 e shellee@spccconsultants.co.uk <small>© Crown Copyright. Bathing, Retail, Car/Wildlife, Bank, Garden, Other Name and Other</small>



# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	62	<b>Site Name</b>	South of Allied Close, CV6 6GF		
<b>Area (ha)</b>	0.3	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		South of Allied Close, CV6 6GF			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		The site consists of a single ageing industrial unit requiring updating. Benefiting from convenient access to the A444, just 0.7 miles to the south, the location offers strategic connectivity. The immediate surroundings are primarily residential, presenting an opportunity for thoughtful redevelopment that balances industrial functionality with the neighbouring residential context.			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Employment History</b>		No recent relevant planning history			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	228 Lythalls Ln, Coventry CV6 6GF	Pharos S & R Ltd	Engineering	Class B2	
Physical Appraisal					
<b>Is the site in an area of flood risk?</b>		The site is located in Flood Zone 1, indicating minimal risk of flooding.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		The development of the site is unlikely to offer a poor level of amenity to neighbouring residents due to the predominantly residential character of the surrounding area. While the site is in proximity to residential dwellings, it lacks significant nearby amenities. As a result, the impact on the amenity for neighbouring residents is expected to be			

# Coventry Employment Land Review

## Site Assessment Proforma

	minimal.
<b>Would development of the site have an adverse impact on important landscape features?</b>	The site's development is not anticipated to adversely impact any important landscape features, considering the industrial developed nature of the site and its minimal landscaping.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site has no designated ecological or environmental constraints, and there are no such sites within a two kilometre radius of the location. Therefore, development on the site is not expected to have an adverse impact on any designated sites or areas of environmental or ecological significance.
<b>Can suitable access to the site be provided?</b>	Considering the site is on part of a residential estate it is unlikely strong access could be provided as the existing infrastructure compliments the residential use
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not benefit from any unique geographical or topographical features.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (18/1/2024) revealed no properties within the site were for sale or to let. The site visit confirmed this.
<b>Are there any noticeable constraints on potential future development?</b>	Constraints on future development include the site's proximity to residential dwellings. The existing single-unit configuration and associated parking limit potential development, but there is available space in the North West corner for possible expansion or reconfiguration.
<b>Is there any need for investment in the site?</b>	The site would benefit in investment the site is in poor condition.
<b>How accessible is the site?</b>	Access to the site is provided via Lythalls Lane, which is a residential road. The access for the site's current use is functional but more suited to residential uses. The site does benefit from ample parking provisions.
<b>What is the condition of the site?</b>	The sites current condition is poor, the site is functional but the unit is dated and in clear need of updating to ensure efficient employment use.
<b>What is the quality of the site's surroundings?</b>	The site surroundings are mainly well-maintained residential properties requiring no immediate investment.

# Coventry Employment Land Review Site Assessment Proforma

Sustainable Development Factors	
<p><b>Is the site in a sustainable location?</b></p>	<p>The site is not in a sustainable location due to limited access at the end of a street, making it more suitable for residential purposes. Despite being brownfield land, the site's positioning raises concerns about its compatibility with sustainable development, emphasizing the need for careful consideration of its suitability for industrial or alternative uses.</p>
<p><b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b></p>	<p>The site is classified as a brownfield site, indicating that it has a history of prior development. The current use of the site implies relatively minimal implications for redevelopment.</p>
<p><b>Is the site accessible by public transport?</b></p>	<p>Roughly 0.5 miles East of the site on Foleshill Road is a bus stop. This offers the services 148, 20 and 20B, which provides direct access to the city centre within approximately 13 minutes.</p>
<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>Given the brownfield nature of the site and the existing industrial use, further development would likely have a limited impact on the local environment and biodiversity.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site does not align well with Coventry City Council's Economic Development Strategy. The existing single-unit industrial configuration and poor condition do not meet the strategy's emphasis on advanced manufacturing, green initiatives, and cultural expansion. Redevelopment challenges include limited sustainable access, potential impact on nearby residential areas, and the need for significant investment. The site's current state hinders its contribution to the city's economic goals outlined in the strategy.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>Given the location of the site and its proximity to residential areas, the most suitable alternative use would be residential. Repurposing the site for residential development aligns with the surrounding predominantly residential character. This alternative use would contribute to the overall development goals of the area by addressing</p>

# Coventry Employment Land Review Site Assessment Proforma

	<p>housing needs, potentially enhancing the quality of life for residents, and harmonising with the existing residential context. Residential development could positively impact the community and contribute to regeneration in the area.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site is approximately 2.4 miles south of Coventry College. This proximity to an educational institution suggests potential access to a pool of skilled and qualified individuals who may contribute to workforce development. The presence of Coventry College in the vicinity enhances the site's potential for attracting a skilled labour force and provides opportunities for training and collaboration to support further employment development.</p>

# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF D02.62	Drawn PMG	<b>STRATEGIC PLANNING RESEARCH UNIT</b>  Strategic Planning Research Unit Ground Floor, V1 - Velocity Tenker Street, Sheffield, S1 4BP t: 0114 228 9190 e: sheffield@dipconsultants.co.uk
	SCALE 1:2,500 @ A4	Checked KW	PROJECT Employment Land Review	
	JOB NO. WAS328	DRWG TITLE Employment Sites	<small>© Crown Copyright and database rights 2023. Ordnance Survey AC000850544.</small>	

# Coventry Employment Land Review

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	63	<b>Site Name</b>	<i>Burbidge and Son Factory Building</i>		
<b>Area (ha)</b>	1	<b>Source</b>	Housing and Economic Land Availability Assessment (HELAA)		
<b>Address / Location</b>		Land and Buildings on the South of Awson Street, CV6 5ED			
<b>Site Allocation / Policy Reference (if relevant)</b>		<i>F002-23 – the site has the potential to house between 28 and 55 dwellings; possible constraints include the contamination of the land from the current use.</i>			
<b>Description of Site and Surrounding Area</b>		The site is currently occupied by a Burbidge manufacturing centre, tyre centre, and MOT centre, just south of the residential development on Awson Street, situated along Stoney Stanton Road. Directly to the south lies Red House Park, adjacent to the site.			
<b>Landowner(s) (if known)</b>		N/A			
<b>Relevant Recent Planning History</b>		No relevant planning history found			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Awson St, Coventry CV6 5GJ	Burbidge Manufacturing	Manufacturing	Class B2	
	563 Stoney Stanton Rd, Coventry CV6 5ED	MOT Centre Services	Garage	Class B2	
	565 Stoney Stanton Rd, Coventry CV6 5ED	New Cheap Tyres Limited	Garage	Class B2	
Physical Appraisal					
<b>Is the site in an area of flood</b>		The site is located in flood zone one indicating there is			

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## Site Assessment Proforma

<b>risk?</b>	minimal flood risk associated with the site.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	The site's surroundings primarily consist of residential areas, indicating that any development should be considerate of the residents' amenities. While the current use is industrial, any further employment development should be mindful of the surrounding residential nature to ensure it respects the community's needs and lifestyle.
<b>Would development of the site have an adverse impact on important landscape features?</b>	Given the industrial development nature of the site, there are no direct landscape features present within the site itself.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site does not face any statutory ecological or environmental constraints. However, its proximity to the local park directly to the south implies that any future development should be approached with sensitivity to ensure minimal impact on the park's ecological integrity and surrounding environment.
<b>Can suitable access to the site be provided?</b>	The site's current access and parking provisions are inadequate, requiring substantial improvement for a more direct and sustainable access point. The heavy traffic in the area also raises concerns about sustainability. Considering the recommendation from the HELAA to use the site for residential purposes, any development plans should incorporate this recommendation into the design, prioritising improved access and parking provisions aligned with residential use.
<b>Are there any unique geographical or topographical features at the site?</b>	The site lacks any distinct geographical or topographical features
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	During the site visit, all units seemed occupied, and a recent desk-based search (6/12/2023) confirmed there are no vacancies on the site.
<b>Are there any noticeable constraints on potential future development?</b>	The primary constraint for potential future development lies in the size limitations of the existing units. The current site structure has no scope for vertical or internal expansion. Any future development would likely necessitate a complete redevelopment of the site. Likewise, the current use of the site suggests potential for land contamination which should be considered in any further development
<b>Is there any need for investment</b>	There is a pressing need for investment in the site's



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## Site Assessment Proforma

<b>in the site?</b>	infrastructure, especially concerning roads and parking provisions. This improvement is essential for enhancing accessibility regardless of any potential change in use.
<b>How accessible is the site?</b>	The current access to the site is notably inadequate, primarily due to the congested roads surrounding it. The site's layout poses considerable challenges for vehicular access, making it exceedingly difficult to reach the site efficiently. These factors collectively contribute to the site's poor accessibility.
<b>What is the condition of the site?</b>	The site's condition appears to be quite deteriorated; the buildings seem aged and rundown. Despite its industrial purpose, the site's visual appeal is considerably lacking, potentially affecting the experience of nearby residents and park-goers. Additionally, there's a distinct odour, likely associated with the manufacturing activities in the vicinity, impacting the site's environmental quality.
<b>What is the quality of the site's surroundings?</b>	While the site seems rundown and needs infrastructural improvements, the surrounding area appears relatively acceptable. However, there are evident issues with infrastructure and the overall environment, particularly concerning traffic congestion and access points leading to the site.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	Given its proximity to residential areas and local amenities like the nearby park, the site might not be best suited for industrial use. Residential development could better align with the surroundings and serve the community more effectively.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is a brownfield area, previously developed for manufacturing purposes. This history might pose constraints on redevelopment due to potential land contamination linked to previous manufacturing activities.
<b>Is the site accessible by public transport?</b>	Within less than 100 meters from the site lies a bus stop on Handford Close (southwest of the site). Buses from this stop, including the 21, provide a direct route into Coventry city centre.
<b>Would further development of the site have an impact on the local</b>	The two primary environmental concerns related to this site are the park directly south, where development could

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## Site Assessment Proforma

<p><b>environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>potentially impact biodiversity and the potential contamination of the land associated with its current industrial use.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site appears to align well with the growth sectors and industries highlighted in the Council's Economic Development Strategy, particularly in its suitability for Class B2/B8 usage, as identified as a need in the Council's 2022 strategy. Existing features or infrastructure on the site likely complement and support this sector, making it a favourable option for the desired development outlined in the Economic Development Strategy.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>The main alternative use linked to this site is residential, as indicated in the HELAA. However, transitioning to residential use would require careful consideration of existing infrastructure limitations and the need for improved parking provisions to ensure successful implementation. This transformation could significantly contribute to meeting the area's housing needs.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>Considering the site's connectivity to Coventry City Centre and nearby residential areas, it's probable that the site can cater to the skilled labour needed. However, due to limited vehicular access, it heavily relies on alternative transportation methods to facilitate commuting and access for the workforce.</p>

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## Site Photographs



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## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF D02.83	Drawn PMG
	SCALE 1:2,500 @ A4	JOB NO W/5326	Checked KW
PROJECT Employment Land Review	DRAWN TITLE Employment Sites		<p><b>STRATEGIC PLANNING RESEARCH UNIT</b></p> <p>Ground floor, v1 - Velocity          Central Street, Sheffield, S1 4BY          t 0114 228 9190          e sheffield@spruconsultants.co.uk</p> <p><small>© Strategic Planning Research Unit. All rights reserved. 2023</small></p>

# Coventry Employment Land Review

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	64	<b>Site Name</b>	Stag Industrial Estate		
<b>Area (ha)</b>	1.4	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Endermere Rd, CV6 5PY			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		<p>The site under review encompasses a blend of two distinct industrial areas. One segment comprises relatively newer and spacious units, while the other reflects an older section with noticeable vacancies. Access to the site is facilitated via Lockhurst Lane, which links to the A444 within a 0.7-mile distance to the North, ensuring convenient transportation connections. Surrounding the site are additional industrial zones, fostering an environment conducive to commercial activities and industrial operations. Notably, towards the East lies a residential area, marking a clear demarcation between industrial and residential spaces.</p>			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		FUL/2021/2676 – Approved - Alterations to ground floor windows and doors to front elevation			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Railway Sidings, Lockhurst Ln, Coventry CV6 5NJ	Travis Perkin	Building supplier	Class B8	
	Railway Sidings, Lockhurst Ln, Coventry CV6 5NJ	Citizen	Housing Contactor	Class B2	
	Railway Sidings, Lockhurst Ln,	Howdens	Kitchen Supplier	Class B8	

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	Coventry CV6 5NJ				
	Stag Industrial Estate, Endemere Rd, Coventry CV6 5PY	Benchmark Kitchens & Joinery	Manufacture	Class B2	
	Stag Industrial Estate, Endemere Rd, Coventry CV6 5PY	Volumatic	Manufacture	Class B2	
	Stag Industrial Estate, Endemere Rd, Coventry CV6 5PY	Toms Office Technology	Office supplier	Class B8	
	Stag Industrial Estate, Endemere Rd, Coventry CV6 5PY	Coventry Blinds	Blind supplier	Class B8	
	Stag Industrial Estate, Endemere Rd, Coventry CV6 5PY	Warriors TMA Academy	MMA training Gym	Sui generis	

## Physical Appraisal

<b>Is the site in an area of flood risk?</b>	The site is located in Flood Zone One, indicating minimal flood risk.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	Given the existing poor amenities within the surrounding residential area, any development on the site is unlikely to affect the level of amenities for neighbouring residents adversely.
<b>Would development of the site have an adverse impact on important landscape features?</b>	The site does not benefit from any important landscape features.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site currently does not face any statutory environmental or ecological constraints.
<b>Can suitable access to the site</b>	The current access to the site is strong.

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<b>be provided?</b>	
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not have any geographical or topographical features on the site.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	The site currently has one potential vacant unit, although during a desk-based search (21/12/2023) no sites were reported to let or for sale.
<b>Are there any noticeable constraints on potential future development?</b>	The site is notably occupied, with most areas already utilised. However, there's a promising prospect for redevelopment in the southeastern region, which currently houses a potentially vacant unit. This segment presents an opportunity for future development. Although the large builders' yards hold potential for smaller unit construction, they are presently occupied by current tenants, limiting immediate development possibilities in those specific areas.
<b>Is there any need for investment in the site?</b>	At present, the site does not require immediate investment. It stands as a high-quality site, notably surpassing others in terms of its overall condition and infrastructure. Therefore, there's no pressing need for immediate financial input or improvements.
<b>How accessible is the site?</b>	The site boasts excellent access, especially in the newer Pear Tree Business Centre units. Access directly from Lockhurst Lane features wide roads and a strong entrance. However, the access is slightly weaker in the older section accessed via Endemere Road. Despite this, parking availability on this site is robust. Adjacent sites with poorer parking provisions often result in cars being parked near the entrance of this site.
<b>What is the condition of the site?</b>	Overall, the site's condition is good, especially in the well-maintained Pear Tree Business Centre. While the Stag Industrial Estate would benefit from updates, it does not currently hinder the site's functionality. Despite potential improvements, the site remains fully operational.
<b>What is the quality of the site's surroundings?</b>	The industrial estate situated to the south of the site could benefit from improved infrastructure. However, considering the entirety of the surroundings, the site maintains a good overall quality. Despite some areas requiring enhancements, the site's surroundings generally contribute

# Coventry Employment Land Review Site Assessment Proforma

	positively to its appeal and functionality.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site's location indicates sustainability. Its proximity to the A444 ensures easy accessibility, while its connection to public transport further enhances its sustainability. Additionally, its good condition supports its viability as a sustainable location for various activities or developments.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	Given the site is already developed, the site is considered brownfield. The current use means it is likely to have a minimal impact on the redevelopment process.
<b>Is the site accessible by public transport?</b>	Directly opposite the site is a bus stop on Lockhurst Lane that offers a direct route to Coventry city centre via service 56B, which takes roughly 10 minutes.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Further development of the site is not expected to significantly impact the local environment and biodiversity due to its industrial nature.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b>	The site aligns with the growth sectors and industries emphasised in the Council's Economic Development Strategy, specifically in its suitability for manufacturing and industrial uses, falling under Class B2 and Class B8 usage, a need identified in the Council's 2022 strategy. The existing features and infrastructure on the site complement and bolster this sector, making it an attractive choice for the intended development highlighted in the economic development strategy.
<b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b>	The site, primarily an employment hub, holds the potential to enhance the existing residential area by converting parts to offer improved amenities. By creating spaces for community services or retail, it could uplift the nearby neighbourhood, aligning with broader goals of creating balanced and inclusive communities.



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<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site benefits from being easily accessible, facilitating access to a skilled workforce. Additionally, Coventry College, located 1.9 miles south of the site, serves as a potential educational institution supporting workforce development. This proximity to an educational facility suggests the potential availability of trained and skilled individuals for further employment development within reach of the site's accessibility.</p>
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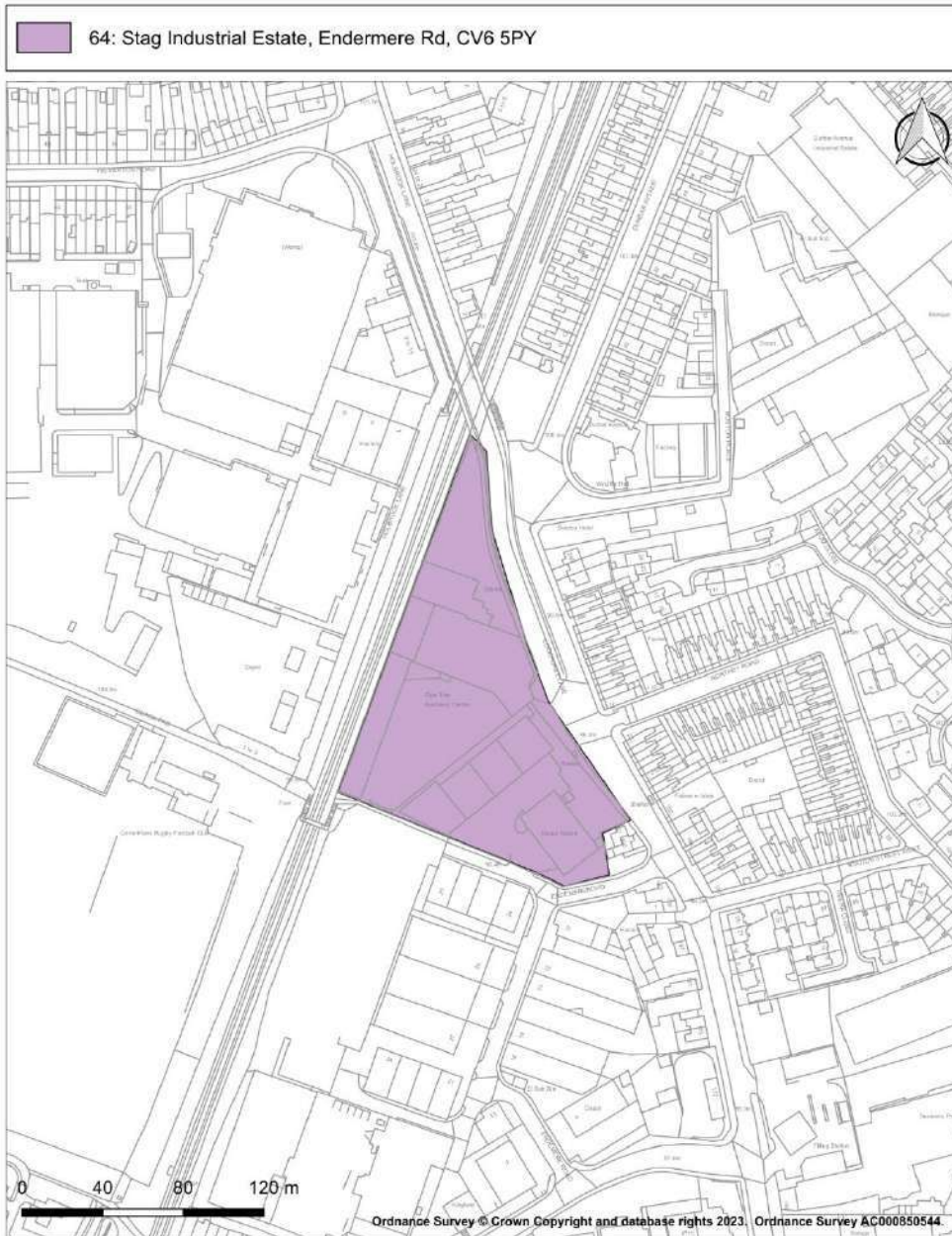
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	DRW REF D02.64	Drawn PMG	<b>STRATEGIC PLANNING RESEARCH UNIT</b>  Strategic Planning Research Unit
	SCALE 1:2,500 @ A4	JOB NO. WA5326	Checked KW	
PROJECT Employment Land Review	DRWG TITLE Employment Sites		Ground Floor, V1 - Velocity Tenite Street, Sheffield, S1 4BY t. 0114 228 9190 e. sheffield@dipconsultants.co.uk <small>© Crown Copyright and database rights 2023. Ordnance Survey 100034468/2023</small>	

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Site Information						
<b>Site Ref.</b>	65		<b>Site Name</b>	Station Street West Business Park		
<b>Area (ha)</b>	1.6		<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>			Station Street West Business Park, CV6 5BP			
<b>Site Allocation / Policy Reference (if relevant)</b>			N/A			
<b>Description of Site and Surrounding Area</b>			<p>Located within a varied locale, this mixed-use site encompasses diverse surroundings. Recent developments towards the Western portion of the site include a paint shop and petrol station, enhancing the site. The site benefits from good infrastructure and convenient access via Lockhurst Lane. Access to the industrial section is via Station Street, managed by gated entry, ensuring controlled access. Surroundings encompass industrial zones to the west, residential areas, a nearby church to the east, and places of worship, along with smaller industrial units to the South. This site's mixed surroundings offer potential for versatile development, accommodating a blend of residential, industrial, and community-oriented projects.</p>			
<b>Landowner(s) (if known)</b>			Unknown			
<b>Recent Relevant Planning History</b>			<p>FUL/2020/0885 – Approved - Demolition of existing building, canopy link and Jet wash bay and Erection of new sales building constructed with external compound/refuse area enclosed by 2m fence, existing car wash converted to jet wash bay and associated alterations.</p>			
Current Site Occupiers						
Unit Ref.	Address		Occupier (or 'vacant')	Business Type	Use Class	Footprint
168-170	Lockhurst Coventry 5NY	Ln, CV6	BP Morrisons Convenience store	Petrol station and convenience store	Sui generis/Class E	
170A	Lockhurst Coventry	Ln, CV6	Crown	Paint Shop	Class E	

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	5NY				
	Station Street West Business Park, Coventry CV6 5BP	Harvest Place Bakery	Bakery	Sui generis	
	Station Street West Business Park, Coventry CV6 5BP	Cab Autos JV Ltd	Vehicle Repair Shop	Class B2	
	Station Street West Business Park, Coventry CV6 5BP	Simmons	Manufacturer	Class B2	
	Station Street West Business Park, Coventry CV6 5BP	United Bread	Bakery	Sui generis	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is located in Flood Zone One, indicating minimal flood risk.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		The site offers amenities for the neighbouring residents, if the site is kept as the existing use the site will not create a poor level of amenity			
<b>Would development of the site have an adverse impact on important landscape features?</b>		The site does not benefit from any important landscape features.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		The site currently does not face any statutory environmental or ecological constraints.			
<b>Can suitable access to the site be provided?</b>		The current access to the site is strong.			
<b>Are there any unique geographical or topographical features at the site?</b>		The site does not have any geographical or topographical features on the site.			

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Market Appraisal	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	The site appeared to be fully occupied; a desk-based search (22/12/2023) confirmed this.
<b>Are there any noticeable constraints on potential future development?</b>	The primary constraint lies in limited space due to extensive prior development, posing a challenge for expansive projects. Additionally, the presence of a petrol station in the western area raises concerns about potential land contamination, necessitating thorough environmental assessments before further development.
<b>Is there any need for investment in the site?</b>	The site is relatively good quality and is in no immediate need of investment.
<b>How accessible is the site?</b>	The site enjoys good accessibility overall. Its connection to Lockhurst Lane ensures convenient access with well-maintained infrastructure. However, the industrial section accessed via Station Street is narrower and gated, regulating the flow of people in and out of that specific area.
<b>What is the condition of the site?</b>	The site's condition is relatively good; the Western portion of the site is in noticeably better condition than the Eastern part due to the recent development of the petrol station and retail unit.
<b>What is the quality of the site's surroundings?</b>	The quality of the site's surroundings is satisfactory and does not require immediate investment. The area maintains an acceptable standard without pressing needs for immediate enhancements.
Sustainable Development Factors	
<b>Is the site in a sustainable location?</b>	The site is relatively sustainable, the access to the site is good, the site is functioning well and the impact on nearby dwellings is minimal.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	Given the site is already developed, the site is considered brownfield. The current use means it is likely to have a minimal impact on the redevelopment process. Although the Western portion of the site is being used for a petrol station, this has likely contaminated the land.
<b>Is the site accessible by public transport?</b>	100 meters south of the site on Lockhurst Lane is a bus stop which offers direct access to Coventry City Centre through

# Coventry Employment Land Review Site Assessment Proforma

	the services 56 and 56B this takes roughly 7 minutes.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	The redevelopment's impact on the local environment and biodiversity is expected to be minimal, considering the limited scale of the proposed changes. Although the presence of a petrol station raises concerns about potential land contamination, the anticipated redevelopment is unlikely to impact the area significantly. Measures such as comprehensive environmental assessments and adherence to environmental regulations will help mitigate any potential impact on biodiversity.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b>	The site holds potential alignment with Coventry City Council's Economic Development Strategy, particularly in advanced manufacturing, sustainability, and job creation sectors. However, it may require enhancements to fully cater to these areas, such as modern facilities for manufacturing, sustainable infrastructure, and provisions for creative industries. Strengthening educational opportunities nearby could further support the strategy's goals.
<b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b>	The site's mix of uses, including existing industrial units used as bakeries, offers versatility. Maintaining industrial activities can sustain jobs, while incorporating commercial or residential spaces can enhance the area's economic and social fabric. This balanced approach aligns with the area's overall development goals, fostering a vibrant community and supporting local businesses.
<b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b>	The site's accessibility suggests that skilled labour needs can likely be met from nearby areas. Additionally, Coventry College, located 1.3 miles South of the site, offers potential support for workforce development. This proximity to an educational institution can contribute significantly to the availability of skilled labour and training opportunities, potentially enhancing further employment development initiatives.

Site Photographs

# Coventry Employment Land Review Site Assessment Proforma

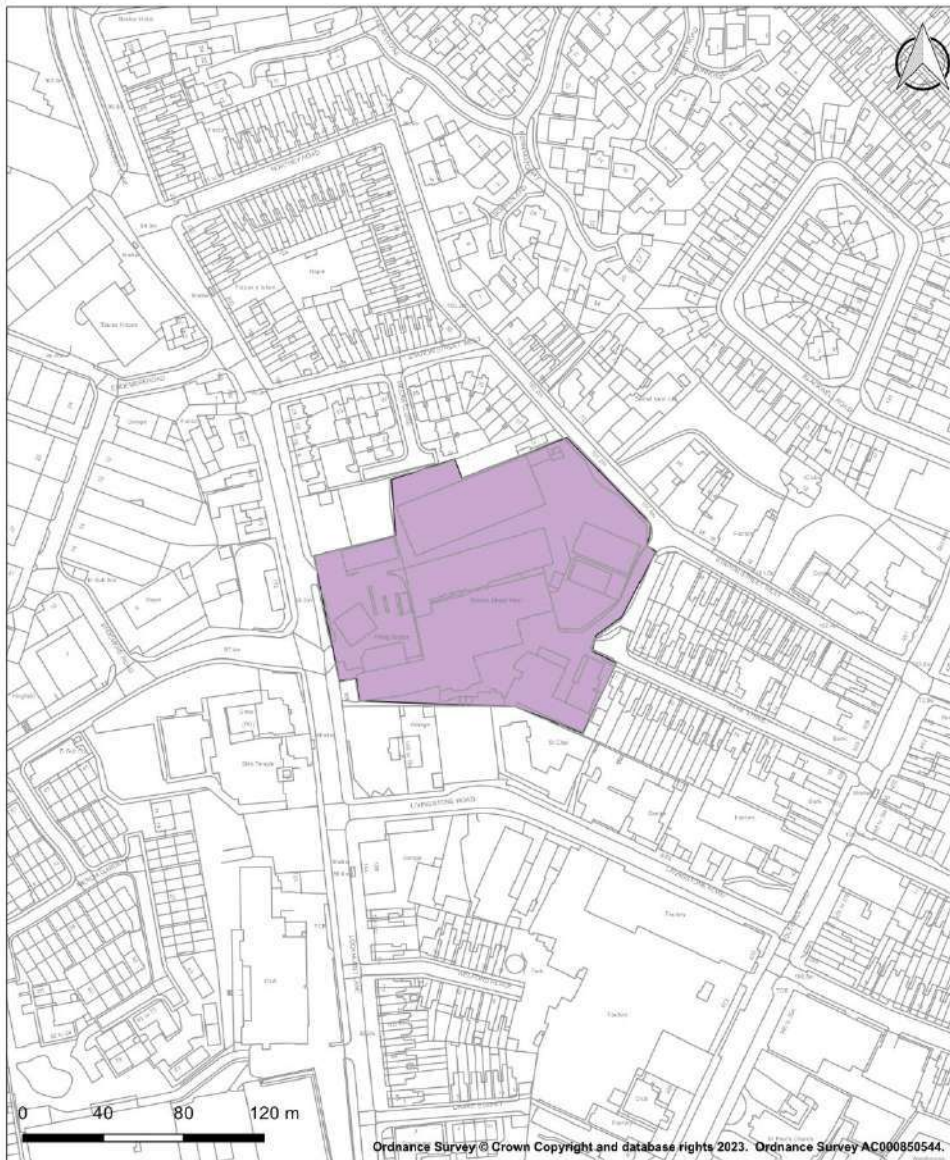




# Coventry Employment Land Review Site Assessment Proforma

## Site Plan

 65: Station Street West Business Park, CV6 5BP



CLIENT Coventry City Council	DATE 04.12.2023	DS REF D02.65	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b>  Strategic Planning Research Unit Ground Floor, V1 - Velocity Terfor Street, Sheffield, S1 4BY t 0114 228 9190 e sheffield@dipconsultants.co.uk <small>© Crown copyright and database rights 2023. Ordnance Survey 100025442</small>
	SCALE 1:2,500 @ A4	DRWG NO	Checked KW	
PROJECT Employment Land Review	JOB NO WA5325	DRWG TITLE Employment Sites		

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	66	<b>Site Name</b>	Stoke Row		
<b>Area (ha)</b>	1.2	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Stoke Row, CV2 4JP			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		<p>The site is predominantly surrounded by residential dwellings, sharing a boundary with neighbouring units. There is retail space to the North, and just 150 meters north of the site lies Barras Heath Park. The site itself comprises dated industrial units serving a mix of uses, primarily automotive repairs falling under Class B2. Its strategic advantage includes proximity to the A444, accessible within 0.8 miles from the site. This combination of mixed-use surroundings and convenient access to a major road enhances the site's potential for various purposes, particularly in the automotive sector.</p>			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		<p>OUT/2018/3128 – Refused - Outline application for demolition of existing factory premises and erection of 46 residential apartments            FUL/2022/2631 – Approved - Change of use to existing garage workshop (B2 Use Class) to include external car sales pitch (mixed use- sui generis)</p>			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	45 Stoke Row, Coventry CV2 4JQ	UK Auto Services	Vehicle Repairs	Class B2	
	55a Stoke Row, Coventry CV2 4JP	Discount Sale Coventry	Furniture Shop	Class E	

# Coventry Employment Land Review Site Assessment Proforma

	55a Stoke Row, Coventry CV2 4JP	Coldseal Home Improvements	Window Manufacturer/Fitter	Class B2	
	55a Stoke Row, Coventry CV2 4JP	Silver Tree Books	Retail	Class E	
	Stoke Row, Coventry CV2 4JP	Accident Lane	Vehicle Repairs	Class B2	
	Stoke Row, Coventry CV2 4JQ	UK Autos	Vehicle Repairs	Class B2	
	3 Stoke Row, Coventry CV2 4JQ	Tyre Master	Vehicle Repairs	Class B2	
	1 Stoke Row, Coventry CV2 4JQ	McManus Wholesale LTD	Supplier	Class B8	
	Stoke Row, Coventry CV2 4JQ	Fixacar	Vehicle Repairs	Class B2	
	Stoke Row, Coventry CV2 4PQ	DCS Sales Car	Car Dealership	Sui generis	

## Physical Appraisal

<b>Is the site in an area of flood risk?</b>	The site is in Flood Zone One, indicating minimal flood risk despite the south of the site boarding Coventry Canal.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	The current use of the site would mean a poorer level of amenity is unlikely in further development of the site.
<b>Would development of the site have an adverse impact on important landscape features?</b>	The site has minimal landscaping, meaning further development is unlikely to have an impact on landscape features.

# Coventry Employment Land Review

## Site Assessment Proforma

<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site currently does not face any statutory environmental or ecological constraints on or within close proximity to the site.
<b>Can suitable access to the site be provided?</b>	The sites infrastructure is poor, the roads are clearly built for residential uses rather than industrial uses
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not have any geographical or topographical features on the site.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	The site appeared fully occupied upon a site visit, a desk-based search (8/1/2024) confirmed this.
<b>Are there any noticeable constraints on potential future development?</b>	The site's biggest constraint is the residential dwellings that surround the site; the units are surrounding and behind existing dwellings. Further development should be sensitive to the existing residential dwellings.
<b>Is there any need for investment in the site?</b>	The site clearly needs investment; whilst functional, the units are dated and require updating if they continue to be used as employment land.
<b>How accessible is the site?</b>	The site is primarily accessed by Stoke Row, a residential road with limited parking, posing challenges for larger vehicle access. However, the site enjoys the advantage of being close to the A444, enhancing overall accessibility.
<b>What is the condition of the site?</b>	The site is in poor condition, lacking parking provisions. While the functional units remain dated, there is a need for updates to ensure the site can effectively provide quality employment land.
<b>What is the quality of the site's surroundings?</b>	Surrounding the site is predominantly residential, with a strong overall quality in terms of residential infrastructure. However, for employment use, the infrastructure is deemed poor, highlighting a potential misalignment with the site's current surroundings.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site's location is not particularly sustainable for employment purposes. While it is accessible by public transport, the residential nature of the surroundings and

# Coventry Employment Land Review

## Site Assessment Proforma

	limited parking on Stoke Row may pose challenges for larger vehicles and overall site functionality. Additionally, the poor condition of the site and dated units require significant updates to ensure it can provide quality employment land.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	Given the site is already developed, the site is considered brownfield. The current use means it is likely to have a minimal impact on the redevelopment process.
<b>Is the site accessible by public transport?</b>	The site is accessible by public transport, with a bus stop approximately 130 meters North on Barras Green offering service 7, providing direct access to the City Centre within 12 minutes.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Further development of the site is unlikely to significantly impact the local environment and biodiversity. The absence of landscaping on the site and limited landscaping in the surrounding areas suggests minimal environmental impact.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b>	The site aligns with the Council's Economic Development Strategy by contributing to the supply of B2 units, supporting the growth of sectors identified in the strategy. While dated, the existing infrastructure can be repurposed or upgraded to meet the needs of businesses in these sectors, enhancing the site's suitability for economic development.
<b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b>	Given the poor condition of the site for employment use, it may be more suitable for alternative purposes, particularly residential development. Repurposing the site for housing could contribute positively to the overall development goals of the area, enhancing the residential landscape and potentially improving the overall amenities for the community.
<b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities</b>	The site is strategically positioned near the A444, facilitating easy access. Additionally, Coventry College is situated approximately 1.2 miles West of the site, providing valuable educational and training resources to support workforce development in the vicinity.

# Coventry Employment Land Review Site Assessment Proforma

<b>in the vicinity that could support workforce development?</b>	
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# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF D02.66	Drawn PMG	<b>STRATEGIC PLANNING          RESEARCH UNIT</b>  Ground Floor, V1 - Velocity Tenner Street, Sheffield, S1 4BP t: 0114 226 9190 e: sheffield@dipconsultants.co.uk	 Strategic Planning Research Unit
	SCALE 1:2,500 @ A4	DRWG NO.	Checked KW		
PROJECT Employment Land Review	JOB NO. WA5326	DRWG TITLE Employment Sites	<small>© Crown Copyright. Boundary Lines, Foot Wallings, Walls, Lanes, etc. shown where they exist.</small>		



# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	67	<b>Site Name</b>	Stonebridge Trading Estate		
<b>Area (ha)</b>	27	<b>Source</b>	Existing Employment Land		
<b>Address / Location</b>		Stonebridge Trading Estate, CV3 4FG			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		The site sits directly north of Coventry Airport and approximately 3.2 miles south of Coventry City Centre. It's designed for mixed-use purposes, encompassing Class B2, Class B8, and sui generis categories. To the north lies the A45, with the King Henry VIII sports field situated beyond it. To the west, vacant land offers potential for development, while the eastern side is predominantly occupied by an industrial site, a retail park, and scattered residential dwellings.			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning Permission</b>		FUL/2021/3661 – Approved - Change of use from Industrial to motorcycle showroom, workshop and storage facilities (Sui Generis)			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Automotive House, Rowley Rd, Coventry CV3 4PY	Acumen Automotive Logistics	Transportation	Class B8	
	Sibree Rd, Coventry CV3 4FD	Global Moto	Motorbike dealership	Sui Generis	
	Stonebridge Trading Estate, Sibree Rd, Coventry CV3 4FD	Lukas Distribution	Motorbike dealership	Sui Generis	
	Stonebridge	Edgetech (UK)	Manufacture	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

	House, Rowley Drive, Stonebridge Trading Estate, Coventry CV3 4FG	Ltd			
	Rowley Dr, Coventry CV3 4FG	Manheim Coventry Auction	Auction House	Sui Generis	
	Sibree Rd, Coventry CV3 4FD	Ecm	Trucking Company	Sui Generis	
	26 Rowley Dr, Coventry CV3 4FL	Dixon International Logistics	Logistics	Class B2	
	Rowley Rd, Coventry CV3 4FL	Ford & Slater DAF	Truck Dealer	Sui Generis	
	Stonebridge Trading Estate, Rowley Dr, Coventry CV3 4FG	Beeches Recovery	Towing Services	Class B2	
	Stonebridge Trading Estate, Rowley Dr, Coventry CV3 4FG	The Vella Group	Car Bodyshop	Class B2	
	Rowley Dr, Coventry CV3 4FG	Futura Design Ltd	Manufacturing	Class B2	
	Warriors World, Unit 8 Rowley Dr, Coventry CV3 4FG	Warriors World	Fitness Centre	Sui Generis	
	Rowley House, Rowley Drive,, Stonebridge Trading Estate, Coventry CV3 4FG	Clarke & Strong Ltd	Manufacturer	Class B2	
	Stonebridge Ind Est, Rowley Dr, Coventry CV3 4FG	Avon Timber Merchants Ltd	Timber Merchant	Class B2	
	Stonebridge Trading Estate, Rowley Dr,	Solus Accident Repair Centres - Coventry	Car Bodyshop	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

	Coventry CV3 4FG				
	Rowley Rd, Coventry CV3 4LE	DHL	Storage and Distribution	Class B8	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is entirely in flood zone one, indicating little risk			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		Given the fact there are very few residential developments surrounding the site and the site is mainly open, further development is not likely to cause a poor level of amenities for neighbouring residents.			
<b>Would development of the site have an adverse impact on important landscape features?</b>		Development on the current site would not likely affect significant landscape features within the site itself, given its developed nature. However, it's essential to consider the biodiversity surrounding the site, particularly North of the site.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		The site itself does not face any statutory environmental or ecological constraints. However it is important to consider the King Henry VIII sports field, roughly 50 meters North of the site as this hold, environmental, ecological and cultural significance.			
<b>Can suitable access to the site be provided?</b>		The current access to the site is robust and efficient, ensuring suitable entry and exit points for vehicles and visitors. This suggests that providing suitable access to the site, given its existing infrastructure, is viable and feasible			
<b>Are there any unique geographical or topographical features at the site?</b>		The site does not have any unique geographical or topographical features			
<b>Market Appraisal</b>					
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>		Following a desk-based search conducted they are no current vacancies on the site (11/12/2023). The site visit confirmed all units were occupied			
<b>Are there any noticeable constraints on potential future development?</b>		There are no obvious constraints associated with the site. The units benefit from large yards which offer the opportunity for expansion. There is also vacant land to the East of the site which could potentially be developed on.			
<b>Is there any need for investment</b>		The site is currently in good condition and does not demand immediate investment. However, there are opportunities			

# Coventry Employment Land Review

## Site Assessment Proforma

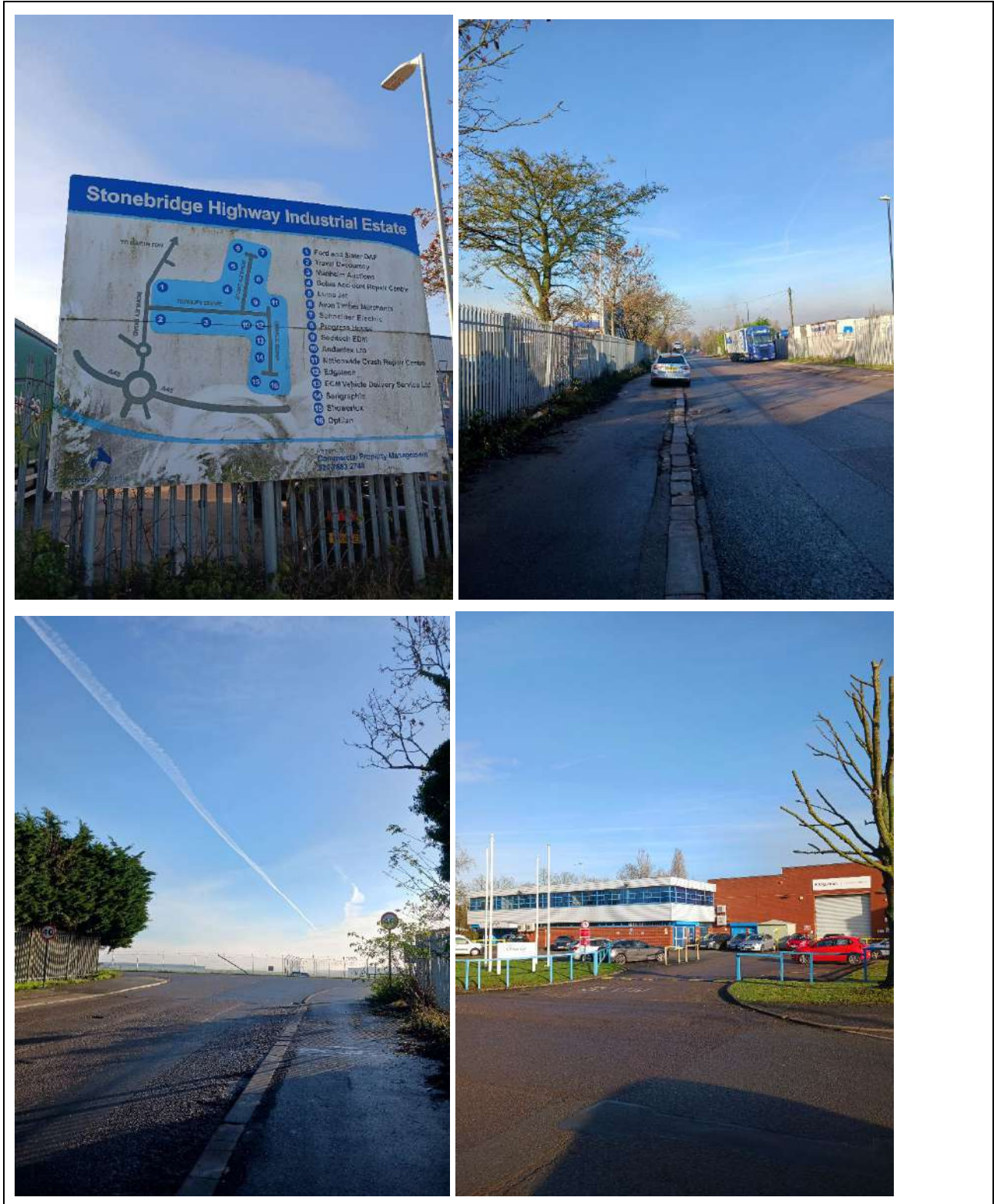
<b>in the site?</b>	for strategic enhancements that would help elevate the site In the long term.
<b>How accessible is the site?</b>	Access to the site is strong the roads are wide and allow for HGVs to pass with ease. Access to the site is provided through Rowley Road (South of the site). This road leads to Tollbar End, a roundabout leading to the A45.
<b>What is the condition of the site?</b>	The site's condition is robust, characterised by well-constructed and maintained buildings that effectively fulfil their intended purposes. The units, predominantly large, offer variation in size and are complemented by large yard space, enhancing their utility.
<b>What is the quality of the site's surroundings?</b>	The current state of the site's surroundings does not raise immediate concerns, especially regarding the West side, which presents a promising opportunity for potential expansion and development.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site is sustainable due to several factors, the proximity to existing infrastructure like the A45 and efficient accessibility. Likewise, the available space adjacent to the land offers the opportunity for further development.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is a brownfield area, previously developed for manufacturing purposes. This history will likely not pose constraints on redevelopment.
<b>Is the site accessible by public transport?</b>	Public transportation is conveniently accessible from the site, with the nearest bus stop located just 0.6 miles East on Siskin Drive. Serviced by the 21a bus route, this stop offers a direct connection to Coventry City Centre in about 20 minutes, enhancing the site's accessibility for commuting purposes
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	In contemplating further development of the site, careful consideration must be given to its potential impact on the local environment and biodiversity. While the site doesn't currently face statutory constraints, prioritizing biodiversity within any expansion plans is crucial. The site's existing well-landscaped nature and adjacency to King Henry VIII Park highlight the need for meticulous measures to preserve and potentially enhance the local ecology.

# Coventry Employment Land Review Site Assessment Proforma

	<p>Conducting a comprehensive biodiversity assessment will enable the identification of sensitive areas and species. Incorporating green infrastructure, establishing ecological buffer zones, and adhering to sustainable construction practices are essential strategies to minimize environmental disturbance. Moreover, aiming for biodiversity net gain through habitat creation or restoration projects can offset any unavoidable impacts, ensuring responsible and conscientious development that respects the surrounding ecosystem.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site appears to align well with the growth sectors and industries highlighted in the Council's Economic Development Strategy, particularly in its suitability for Class B2/B8 usage, as identified as a need in the Council's 2022 strategy. Existing features or infrastructure on the site likely complement and support this sector, making it a favourable option for the desired development outlined in the Economic Development Strategy.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>The sites proximity to the A46 and the airport mean an alternative use would not really be appropriate for this site, however if there had to be an alternative use the most appropriate would be residential dwellings to help meet the housing needs of the area.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site would be able to meet it skilled labour needs through commuters, however the site would benefit from better connectivity through public transport. Likewise, Coventry College is roughly 3.6 miles North from the site indicating despite the slight distance training facilities could support the labour need.</p>

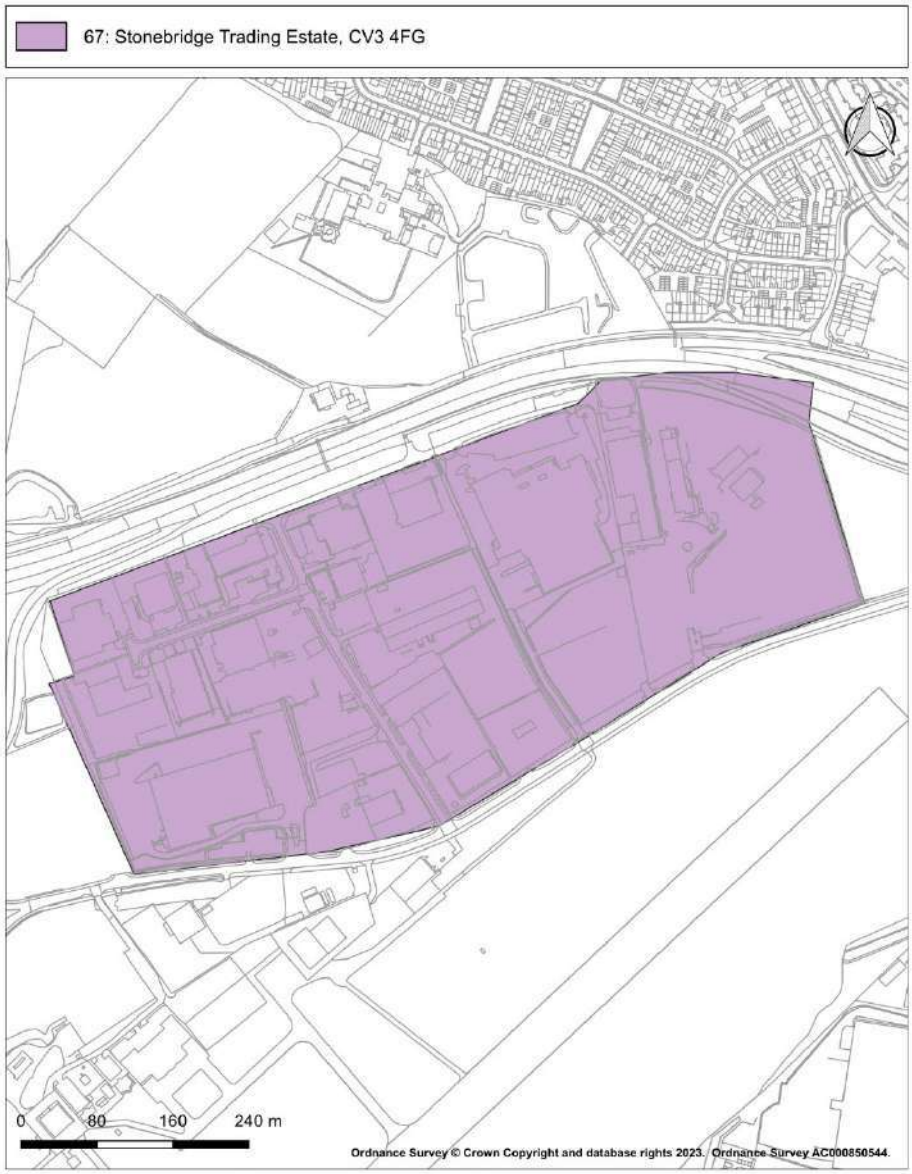
Site Photographs

# Coventry Employment Land Review Site Assessment Proforma



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	DR REF D02.67	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b>  Strategic Planning Research Unit Ground Floor, V1 - Velocity Tenker Street, Sheffield, S1 4BY T 0114 228 9190 E sheffield@dipconsultants.co.uk <small>© Crown Copyright and database rights 2023. Ordnance Survey 100039162</small>
	SCALE 1:5,000 @ A4	DRWG NO. VJA5326	Checked KW	
PROJECT Employment Land Review	DRWG TITLE Employment Sites			

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	68	<b>Site Name</b>	Swallowgate Business Park		
<b>Area (ha)</b>	1.8	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Swallowgate Business Park, CV6 4QY			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		Situated in North Coventry, this site is adjacent to a recent new residential development. It offers a mix of uses, primarily Class B8. Comprising a blend of old and new units, the site ensures a consistent standard of quality across its premises. Recent expansion towards the West has augmented its capacity. The immediate surroundings include the Coventry Bowl Skatepark to the North, a developing residential area to the south, and an adjacent employment site to the East, contributing to the area's commercial vitality.			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		FM/2020/0668 – Approved - Demolition of existing factory buildings and development of 505 dwellings including affordable homes in a mix of single, 2, 3 and 4 storey buildings, development of 254,676sq. ft of employment floorspace falling within Classes B1 and B8			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
1	SwallowGate Business Park, Holbrook Ln, Coventry CV6 4BL	Stager	Supplier	Class B8	
2A/2B	SwallowGate Business	Speedy	Tool Hire	Sui generis	



# Coventry Employment Land Review Site Assessment Proforma

	Park, Holbrook Ln, Coventry CV6 4BL				
2C/4	SwallowGate Business Park, Holbrook Ln, Coventry CV6 4BL	Rubber 4 roofs	Supplier	Class B8	
3A	SwallowGate Business Park, Holbrook Ln, Coventry CV6 4BL	Everest	Supplier	Class B8	
3B	SwallowGate Business Park, Holbrook Ln, Coventry CV6 4BL	Sparq	Event Technology	Sui generis	
3C	SwallowGate Business Park, Holbrook Ln, Coventry CV6 4BL	Vacant			
1	Holbrook Park, Holbrook Ln, Coventry CV6 4QY	Wurth	Supplier	Class B8	
2-3	Holbrook Park, Holbrook Ln, Coventry CV6 4QY	Clifton Trade Bathrooms	Supplier	Class B8	
4	Holbrook Park, Holbrook Ln, Coventry	Vacant			

# Coventry Employment Land Review Site Assessment Proforma

	CV6 4QY			
<b>Physical Appraisal</b>				
<b>Is the site in an area of flood risk?</b>		The site is primarily located in Flood Zone One, indicating minimal risk.		
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		Given the site's current use predominantly focused on Class B8 activities, the impact on neighbouring residents regarding amenities is expected to be minimal. The site's nature, oriented more towards industrial or storage-related activities, typically involves minimal disturbances to surrounding residential areas. Therefore, it's unlikely to cause issues or diminish the level of amenities for residents in the newly built residential estate situated nearby. However, conducting a detailed assessment or consultation is advisable to ensure an accurate understanding of any potential impacts on amenities and proactively address any concerns.		
<b>Would development of the site have an adverse impact on important landscape features?</b>		The site does not benefit from any important landscape features.		
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		The site currently does not face any statutory environmental or ecological constraints. However, the Coventry Bowl Skatepark North of the site should be considered in any future development.		
<b>Can suitable access to the site be provided?</b>		The current access to the site is very strong.		
<b>Are there any unique geographical or topographical features at the site?</b>		The site does not have any geographical or topographical features on the site.		
<b>Market Appraisal</b>				
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>		The site currently offers at least two vacant units, one on the older and one on the newer sides of the premises. A desk-based search (20/12/2023) found 11 units on the new Holbrook industrial park are vacant. These have only just been built, so it is expected.		
<b>Are there any noticeable constraints on potential future development?</b>		The site presents certain constraints that could impact potential future development. The western area has already been utilised for industrial purposes, limiting further expansion in that direction. Moreover, the site is currently		

# Coventry Employment Land Review Site Assessment Proforma

	<p>maximised in terms of available space, with existing structures occupying most of the area. Although the site benefits from landscaping, preserving this aspect is essential, potentially limiting the scope for additional construction. Additionally, the buildings' height doesn't offer opportunities for vertical expansion, further constraining future development options. Consideration should also be given to the park located north of the site, ensuring any future development plans are mindful of its presence and potential impact on the surrounding environment.</p>
<p><b>Is there any need for investment in the site?</b></p>	<p>The site requires no investment, the older and newer units are high quality and there are no issues in terms of access.</p>
<p><b>How accessible is the site?</b></p>	<p>The site enjoys good accessibility, accessed via Holbrook Lane, a wide road conveniently linking to the A444 within a short 0.5-mile distance. Its entrance is notably wide, allowing easy passage for larger vehicles, facilitating smooth logistics. Adequate on-site parking further enhances convenience for both staff and visitors, contributing positively to the site's accessibility.</p>
<p><b>What is the condition of the site?</b></p>	<p>The condition of the site is very strong, the older units are also high quality.</p>
<p><b>What is the quality of the site's surroundings?</b></p>	<p>The surroundings of the site have been recently developed and the infrastructure has been meticulously planned to cater both for the surrounding residential area and the employment site</p>
<p><b>Sustainable Development Factors</b></p>	
<p><b>Is the site in a sustainable location?</b></p>	<p>The site's sustainability is bolstered by its accessible location. Its proximity to the A444 and easy access contribute to its sustainable positioning, enabling efficient transportation and reducing potential environmental impacts related to travel.</p>
<p><b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b></p>	<p>Given the site is already developed, the site is considered brownfield. The current use means it is likely to have a minimal impact on the redevelopment process.</p>
<p><b>Is the site accessible by public transport?</b></p>	<p>Directly outside the site is a bus stop on Holbrook Lane, this offers access to the services 56, 56B and 3 that provide</p>

# Coventry Employment Land Review

## Site Assessment Proforma

	a direct route to Coventry City Centre within roughly 15 minutes.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Further development of the site is not expected to significantly impact the local environment and biodiversity due to its industrial nature. However, given the adjacent park to the north, precautions must be taken to minimise any potential effects. Measures include preserving green spaces, employing sustainable design practices, conducting ecological surveys to protect sensitive habitats, and engaging with the community to address concerns. These steps aim to mitigate impacts and maintain a balance between development and environmental preservation.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b>	The site aligns with the growth sectors and industries emphasised in the Council's Economic Development Strategy, specifically in its suitability for manufacturing and industrial uses, falling under Class B8 usage, a need identified in the Council's 2022 strategy. The existing features and infrastructure on the site complement and bolster this sector, making it an attractive choice for the intended development highlighted in the economic development strategy.
<b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b>	While residential conversion is feasible given the nearby residential development, the site's most suitable and impactful use remains industrial. Industrial focus aligns with the area's development goals, generating employment, boosting the economy, and utilising existing infrastructure efficiently. This ensures continued economic vitality and supports the area's growth objectives.
<b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b>	The site benefits from reasonable access, helping provide a skilled labour force. Coventry College, situated approximately 2.3 miles South of the site, serves as a valuable resource for ongoing training and educational support. This accessibility to an educational institution enhances the potential for skill development and specialised training programs, ensuring a consistent pool of skilled labour for future employment development initiatives.

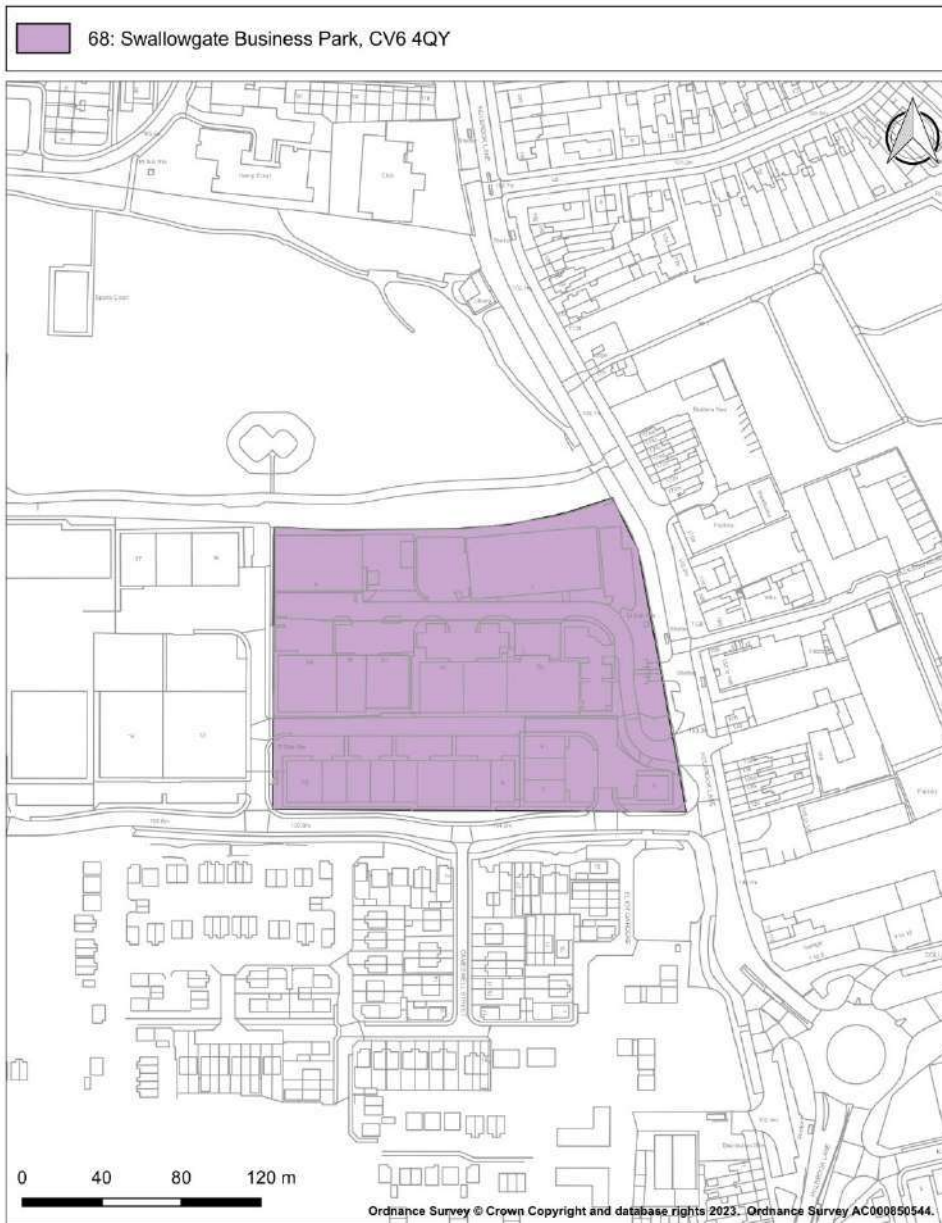
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	DO REF	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b>  Strategic Planning Research Unit
	SCALE 1:2,500 @ A4	DRWG NO. D02.68	Checked KW	
PROJECT Employment Land Review	JOB NO. WA5326	DRWG TITLE Employment Sites	Ground Floor: V1 - Velocity Tenet Street, Sheffield, S1 4BY t: 0114 228 9190 e: sheffield@dipconsultants.co.uk <small>© Crown Copyright and database rights 2023. Ordnance Survey AC000890544.</small>	

# Coventry Employment Land Review

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	69	<b>Site Name</b>	Three Spires Industrial Estate		
<b>Area (ha)</b>	4.6	<b>Source</b>	Existing Employment Land		
<b>Address / Location</b>		Ibstock Road, CV6 6JR			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		<p>The site primarily serves industrial purposes and is accessible from the B4113 leading to Ibstock Road. It borders the Coventry Canal and residential zones, offering a mix of industrial and residential surroundings. Approximately 0.6 miles away is the M6 motorway, providing regional connectivity. However, the site currently lacks significant landscaping and faces severe parking inadequacies, resulting in disjointedness. Industrial structures encircle neighbouring residential developments, depicting a juxtaposition of industrial and residential land uses in the vicinity.</p>			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		FUL/2021/2827 – Approved - External alterations to existing warehouse unit			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	304 Bedworth Rd, Longford, Coventry CV6 6LA	XL Motors	Vehicle Repair Shop	Class B2	
	Unit 2a, Longford Industrial Estate, Bedworth Rd, Longford, Coventry CV6 6BP	George Wilson Industries Ltd	Manufacturer	Class B2	
	Unit 3A, 304 Bedworth Rd, Longford, Coventry	ASR Interiors Ltd	Furniture Wholesaler	Class B8	

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	CV6 6LA				
	733 Ibstock Rd, Longford, Coventry CV6 6JR	Staircraft	Manufacturer	Class B2	
	Spires Ind Estate, Ibstock Rd, Longford, Coventry CV6 6JR	Eyebox	Training and Conference Centre	Class E	
	Spires Ind Estate, Ibstock Rd, Longford, Coventry CV6 6JR	West Midlands Ambulance Service	Ambulance Service	Sui Generis	
	C, Three Spires Industrial Estate, Ibstock Rd, Longford, Coventry CV6 6JR	B.G. Penny Co Ltd	Metal Finishing	Class B2	

## Physical Appraisal

<b>Is the site in an area of flood risk?</b>	The site is located in flood risk one, indicating minimal flood risk.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	The development of the site, being adjacent to a residential area to the West, necessitates sensitivity to the needs of neighbouring residents. However, considering the site's current industrial uses, the likelihood of causing a poor level of amenity to neighbouring residents seems relatively low.
<b>Would development of the site have an adverse impact on important landscape features?</b>	The development of the site will not significantly impact important landscape features directly as they are none associated with the site.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	There are no statutory environmental or ecological constraints within or in close proximity to the site.
<b>Can suitable access to the site be provided?</b>	The site's current access is good; it could be improved with stronger parking provisions.
<b>Are there any unique geographical or topographical features at the site?</b>	The site lacks any distinct geographical or topographical features.

## Market Appraisal



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<p><b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b></p>	<p>A desk-based search (conducted on 13/12/2023) revealed within the site there were no vacancies; the site visit confirmed this.</p>
<p><b>Are there any noticeable constraints on potential future development?</b></p>	<p>Two significant constraints impacting the potential future development of the site are its size and parking limitations. The existing large units on-site pose restrictions as they don't readily allow for expansion via mezzanine floors, limiting possibilities for additional space. The limited available parking also adds to the site's development challenges, warranting careful consideration and strategic planning for any future expansion or alterations.</p>
<p><b>Is there any need for investment in the site?</b></p>	<p>The site requires substantial investment, particularly in addressing parking provisions that are currently restricting access and affecting overall quality. Additionally, Ibstock Road necessitates resurfacing due to the presence of significant potholes, impacting the site's accessibility and general condition. Investment in these areas is imperative to improve the site's functionality and appearance.</p>
<p><b>How accessible is the site?</b></p>	<p>The site is accessed via Ibstock Road from Bedworth Road; both of these roads are wide two-way roads. The site is in close proximity to the M6 (0.6 miles). The site access is, however, limited by the parking and the lack of provisions.</p>
<p><b>What is the condition of the site?</b></p>	<p>The site is in good condition, the infrastructure would benefit from updating, the roads, in particular, are poor quality and there is a clear need for better parking provisions.</p>
<p><b>What is the quality of the site's surroundings?</b></p>	<p>The site's immediate surroundings feature predominantly good-quality housing, with a neighbouring car dealership opposite the site.</p>
<p><b>Sustainable Development Factors</b></p>	
<p><b>Is the site in a sustainable location?</b></p>	<p>The site's strategic location in proximity to the M6 motorway contributes to its potential sustainability. This proximity offers advantageous regional connectivity, aiding transportation and accessibility for businesses and potential developments.</p>
<p><b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use</b></p>	<p>The site is a brownfield area, previously developed for a multitude of purposes. This history will likely not pose constraints on redevelopment.</p>

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<b>and redevelopment?</b>	
<b>Is the site accessible by public transport?</b>	Directly East of the site, situated on the B4113, there's a bus stop offering convenient access to Coventry City Centre via bus routes 20 or 148. This direct connection provides accessible public transport for commuting to and from the site.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Further development on the site will have a very minimal impact on the local environment and biodiversity due to the site's lack of substantial landscaping. However, any development plans should consider and prioritise the preservation of the nearby canal, emphasising its significance in the area. Incorporating measures to safeguard the canal within the development process would be essential to mitigate any potential environmental impact.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b>	The site aligns with the growth sectors and industries emphasised in the Council's Economic Development Strategy, specifically in its suitability for manufacturing and industrial uses, falling under Class B2 usage, a need identified in the council's 2022 strategy. The existing features or infrastructure on the site complement and bolster this sector, making it an attractive choice for the intended development highlighted in the economic development strategy.
<b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b>	The site has the potential for transformation into a residential development due to the existing housing in its vicinity, indicating available infrastructure that aligns with such a shift. This alternative use could contribute positively to the overall development goals of the area by harmonising with the existing residential landscape and utilising pre-existing infrastructure to support further housing needs in the locality.
<b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b>	The site's proximity to transportation links, including the M6, suggests a likelihood of meeting the demand for skilled labour. Moreover, with Coventry College located 2.3 miles south of the site, there exists an opportunity for additional training provisions, contributing to potential skill development and fulfilment of workforce needs.

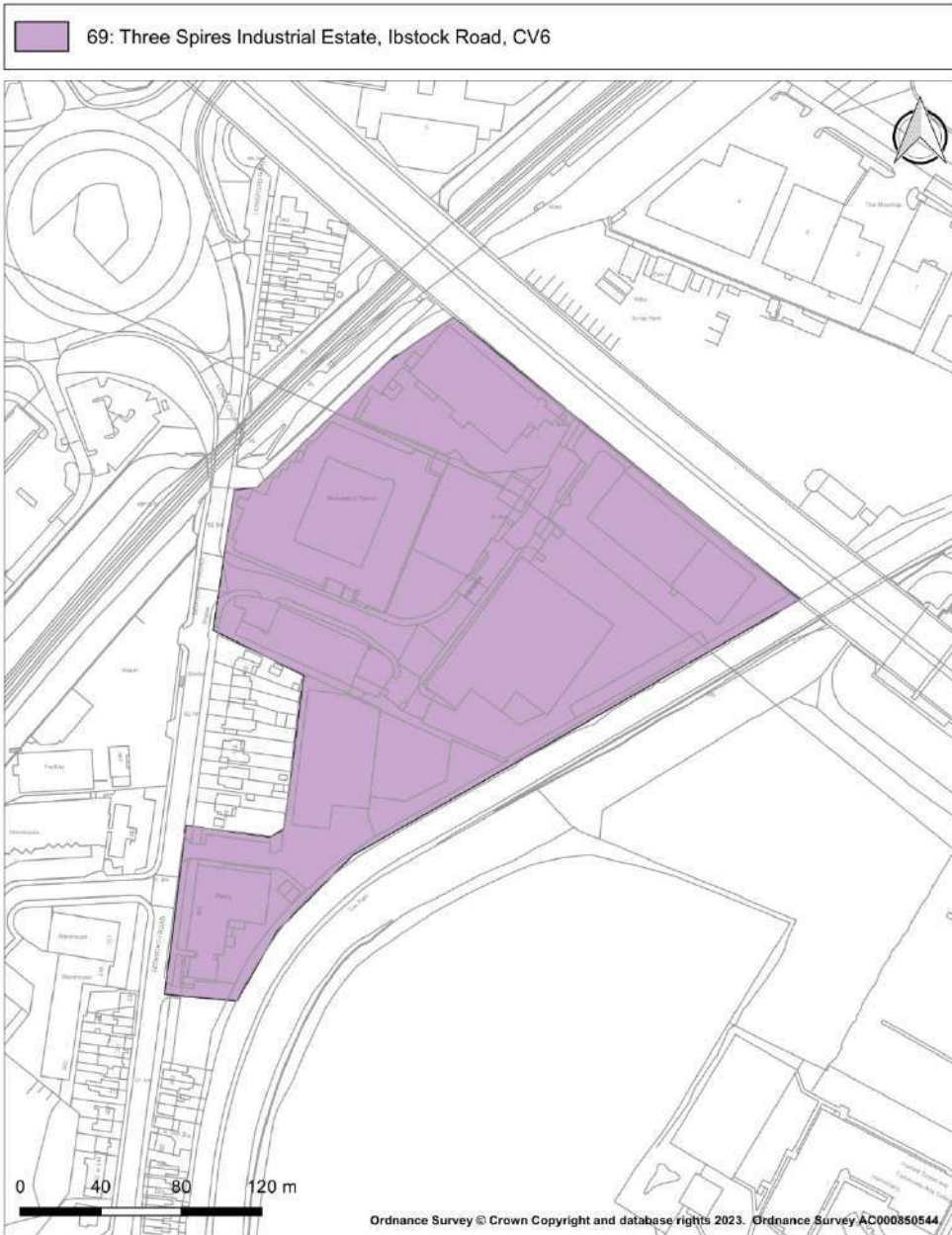
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF	Drawn PMG	STRATEGIC PLANNING RESEARCH UNIT  Strategic Planning Research Unit
	SCALE 1:2,500 @ A4	OSWK NO D02.69	Checked KW	
PROJECT Employment Land Review	JOB NO WA5326	DRWG TITLE Employment Sites		Ground Floor, V1 - Velocity Temler Street, Sheffield, S1 4BY t. 0114 228 9190 e. sheffield@dipconsultants.co.uk <small>© 2023 dip or related party. All Rights Reserved. 2023. 2020-2021-2022-2023-2024-2025</small>



Strategic Planning Research Unit  
*A specialist team within DLP Planning Ltd*

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## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	70	<b>Site Name</b>	Torrington Avenue		
<b>Area (ha)</b>	56	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Torrington Avenue, CV4 9TB			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>					
<b>Landowner(s) (if known)</b>		Part Council Owned			
<b>Recent Relevant Planning History</b>		<p>FUL/2018/2354 – Approved - Extension and alterations of existing precision automotive and industrial aluminium casting factory</p> <p>FUL/2019/2044 – Approved - Change of use from Use Class B8 (Storage &amp; Distribution) to Use Class B2.</p> <p>FUL/2021/1524 – Approved - Construction of 2no. Light Industrial units with associated car parking</p>			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	79 Torrington Ave, Coventry CV4 9AQ	Evttec Automotive	Manufacturer	Class B2	
	169 Torrington Ave, Coventry CV4 9AP	Woolley GMC	Engineering	Class B2	
	Torrington Ave, Coventry CV4 9AB	Lawton Tubes Co.	Manufacturer	Class B2	
	Torrington Ave, Coventry CV4 9AG	Sarginsons Industries Ltd	Manufacturer	Class B2	
	Alliance Trading Estate, Torrington Avenue, Coventry CV4 9BH	Bizworld	Publisher	Class E	

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	183 Torrington Ave, Coventry CV4 9UQ	Reeds Carpeting Contractors Ltd	Flooring Shop	Class E	
	Templar Park, Ind Est, Torrington Ave, Tile Hill, Coventry CV4 9AP	Edgwick Tyres	Tyre Fitter	Class B2	
	Templar Park, Ind Est, Torrington Ave, Tile Hill, Coventry CV4 9AP	Paul's Panels Ltd	Car Parts Manufacturer	Class B2	
	Templar Park, Ind Est, Torrington Ave, Tile Hill, Coventry CV4 9AP	Panta Rhei Brazilian Jiu Jitsu	Martial Arts Club	Sui generis	
	Templar Park Industrial Estate, Torrington Ave, Coventry CV4 9AP	Metalmart Fabrications Ltd	Metal Fabricator	Class B2	
	Templar Park Industrial Estate, Torrington Ave, Coventry CV4 9AP	Activlab UK	Retail	Class E	
	Templar Park Industrial Estate, Torrington Ave, Coventry CV4 9AP	Refurbdoctor	Vehicle Repair	Class B2	
	Templar Park Industrial Estate, Torrington Ave, Coventry CV4 9AP	Cwik Skip	Waste Collection	Class B2	
	Torrington Ave, Coventry CV4 9AP	LPG Cars Ltd	Vehicle Repair	Class B2	
	Torrington Ave, Coventry CV4 9AP	Coventry Construction Ltd	Steel Fabrication	Class B2	
	Torrington Ave, Coventry CV4 9AP	A&L Enablement Services LLP	Home Care Services	Class E	
	Torrington Ave,	Finham Park	Secondary School	Class F1	

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	Coventry CV4 9AP				
	Torrington Ave, Coventry CV4 9AP	The Tenable Screw Co Ltd	Engineer	Class B2	
	Torrington Ave, Coventry CV4 9AP	ALS Laboratories Ltd	Research facility	Class E	
	Torrington Ave, Coventry CV4 9AP	HADO Arena Coventry	Sports Complex	Sui generis	
	Torrington Ave, Coventry CV4 9AP	Geotechnics	Geotechnical engineer	Class B2	
	Torrington Ave, Coventry CV4 9AP	UK Servers	Internet Provider	Class E	
	Torrington Ave, Coventry CV4 9AP	Tool station	Building Materials Supplier	Class B8	
	Torrington Ave, Coventry CV4 9AP	Brews & Bites Café	Café	Class E	
	Torrington Ave, Coventry CV4 9AP	Motoverde Ltd	Cleaning Products Supplier	Class E	
	Torrington Ave, Coventry CV4 9AP	Screwfix	Building Materials Supplier	Class B8	
	Torrington Ave, Coventry CV4 9AP	Train & Gain Fitness	Gym	Sui generis	
	Torrington Ave, Coventry CV4 9AP	Future 2000	Manufacturer	Class B2	
	Torrington Ave, Coventry CV4 9AP	Composite Doors Coventry	Supplier	Class B8	
	Torrington Ave, Coventry CV4 9AP	Astrum Commercial Cleaning	Cleaning Service	Class E	
	Torrington Ave, Coventry CV4 9AP	Service Master	Cleaning Services	Class E	
	Torrington Ave, Coventry CV4 9AP	Zenith Contract Services Limited	Cleaning Services	Class E	
	Torrington Ave,	JainBing Hut	Takeaway	Sui generis	



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	Coventry CV4 9AP				
	Torrington Ave, Coventry CV4 9AP	Clements Plant & Access Hire	Plant and Machinery Hire	Class E	
	Torrington Ave, Coventry CV4 9AP	ActOn Fininshing	Metal Finisher	Class B2	
	Torrington Ave, Coventry CV4 9AP	Exhibit 3Sixty	Exhibition Planner	Class E	
	Torrington Ave, Coventry CV4 9AP	Hydraulics Centre	Hydraulics Repairs	Class B2	
	Torrington Ave, Coventry CV4 9AP	RoxxBakes	Bakery	Class E	
	Maguire Industrial Estate, Torrington Ave, Coventry CV4 9HN	Lyngear	Industrial equipment supplier	Class E	
	Maguire Industrial Estate, Torrington Ave, Coventry CV4 9HN	Removal Masters	Removals	Class B8	
	Maguire Industrial Estate, Torrington Ave, Coventry CV4 9HN	Central Commercials	Vehicle Repairs	Class B2	
	Maguire Industrial Estate, Torrington Ave, Coventry CV4 9HN	CLA Tools	Tool Manufacturer	Class B2	
	Maguire Industrial Estate, Torrington Ave, Coventry CV4 9HN	My Homeware	Contractor	Class B2	
	Maguire Industrial Estate, Torrington Ave, Coventry CV4 9HN	Primera Headquarters	Office	Class E	
	Maguire Industrial Estate, Torrington	HB Graphics	Sign	Class B2	

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	Ave, Coventry CV4 9HN		Manufacturer		
	Maguire Industrial Estate, Torrington Ave, Coventry CV4 9HN	Cromwell Grage	Vehicle Repairs	Class B2	
	Maguire Industrial Estate, Torrington Ave, Coventry CV4 9HN	Pace	Petrol Station	Sui generis	
	Maguire Industrial Estate, Torrington Ave, Coventry CV4 9HN	Aspire	Office Refurbishment Service	Class B2	
	Maguire Industrial Estate, Torrington Ave, Coventry CV4 9HN	Afrodish	Restaurant	Class E	
	Maguire Industrial Estate, Torrington Ave, Coventry CV4 9HN	Lyntech Systems Ltd	Interior fitting Contractors	Class B2	
	Maguire Industrial Estate, Torrington Ave, Coventry CV4 9HN	Industrial Vape Lounge	Vape Shop	Class E	
	Maguire Industrial Estate, Torrington Ave, Coventry CV4 9HN	Capricorn Motor Service	Vehicle Repair	Class B2	
	Maguire Industrial Estate, Torrington Ave, Coventry CV4 9HN	Aurora	Printing	Class B2	
	Maguire Industrial Estate, Torrington Ave, Coventry CV4 9HN	BBT Group	Printing	Class B2	

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	Maguire Industrial Estate, Torrington Ave, Coventry CV4 9HN	Coventry Auto Components Ltd	Auto supplier parts	Class B8	
	Maguire Industrial Estate, Torrington Ave, Coventry CV4 9HN	Direct Adhesives	Manufacturer	Class B2	
	Maguire Industrial Estate, Torrington Ave, Coventry CV4 9HN	MNB Precision Ltd	Engineering	Class B2	
	Maguire Industrial Estate, Torrington Ave, Coventry CV4 9HN	Advantage Auto Parts	Auto supplier parts	Class B8	
	Maguire Industrial Estate, Torrington Ave, Coventry CV4 9HN	Adams Lubetech	Engineering	Class B2	
	Maguire Industrial Estate, Torrington Ave, Coventry CV4 9HN	AMPCO Metal	Engineering	Class B2	
	Maguire Industrial Estate, Torrington Ave, Coventry CV4 9HN	Midpac	Supplier	Class B8	
	Highway Point, Torrington Ave, Coventry CV4 9AP	Jim Doran Hand Controls	Mobility Equipment Supplier	Class E	
	Highway Point, Torrington Ave, Coventry CV4 9AP	L. Darby & Son	Central Heating Service	Class B2	
	Highway Point, Torrington Ave, Coventry CV4 9AP	BSS Coventry	Pipe Supplier	Class B2	
	Highway Point,	Yes Bebe	Toy Shop	Class E	

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	Torrington Ave, Coventry CV4 9AP				
	Highway Point, Torrington Ave, Coventry CV4 9AP	Ecotech Europe	Cleaning Products Supplier	Class E	
	Highway Point, Torrington Ave, Coventry CV4 9AP	Fire Protection Coatings Ltd	Fire Protection Consultant	Class B2	
	Torrington Avenue, Parbrook Cl, Coventry CV4 9XY	Lite Haus UK	Door Supplier	Class B2	
	Torrington Avenue, Parbrook Cl, Coventry CV4 9XY	Whitefurze	Warehouse	Class B8	
	Torrington Avenue, Parbrook Cl, Coventry CV4 9XY	Overseas Courier Servcie	Delivery Company	Class B8	
	Torrington Avenue, Parbrook Cl, Coventry CV4 9XY	Heidelberg Materials	Concrete Supplier	Class B2	
	Torrington Avenue, Parbrook Cl, Coventry CV4 9XY	Coventry Self Storage	Self Storage	Class B8	
	Torrington Avenue, Parbrook Cl, Coventry CV4 9XY	Thread Arrows	Embroidery Service	Class E	
	Torrington Avenue, Parbrook Cl, Coventry CV4 9XY	Flawless Detailing	Valeting Service	Class E	
	Torrington Avenue, Parbrook Cl, Coventry CV4 9XY	Bikers Paradise Clothing Shop	Retail	Class E	
	Torrington Avenue, Parbrook Cl, Coventry CV4 9XY	Transend UK Ltd	Distribution Service	Class B8	
	Torrington Avenue, Parbrook Cl,	Auto Nection	Vehicle Repair	Class B2	

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	Coventry CV4 9XY				
	Torrington Avenue, Parbrook Cl, Coventry CV4 9XY	HiQ Tyres and Autocare	Vehicle Repair	Class B2	
	Torrington Avenue, Parbrook Cl, Coventry CV4 9XY	BOSS Self Storage	Self Storage	Class B8	
	Torrington Avenue, Parbrook Cl, Coventry CV4 9XY	Dack Tyres	Vehicle Repair	Class B2	
	Torrington Avenue, Parbrook Cl, Coventry CV4 9XY	Amelia Rose Shop	Retail	Class E	
	Torrington Ave, Coventry CV4 9HL	GEFCO	Logistics	Class B8	
	Torrington Ave, Coventry CV4 9HL	Amco	Warehouse	Class B8	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is located in Flood Zone 1, indicating minimal risk of flooding.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		The development of the site is not expected to offer a poor level of amenities to neighbouring residents. The presence of Torrington Avenue, acting as a buffer between the site and the residential dwellings, suggests that any potential impact on the neighbouring residents is likely to be minimised. However, it is crucial to consider and assess any potential impacts carefully, ensuring that the development is carried out thoughtfully and in a manner that respects the well-being and amenities of the surrounding residential area.			
<b>Would development of the site have an adverse impact on important landscape features?</b>		The site's development is not anticipated to adversely impact any important landscape features, considering the industrial developed nature of the site and its minimal landscaping.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological</b>		The site has no designated ecological or environmental constraints, and there are no such sites within a two kilometre radius of the location. Therefore, development on the site is not expected to have an adverse impact on any designated sites or areas of environmental or ecological			

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<b>significance?</b>	significance.
<b>Can suitable access to the site be provided?</b>	Existing access to the site is good, some areas like Padstow road would benefit from better parking provisions as this limits the width of the road.
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not benefit from any unique geographical or topographical features.
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	A desk-based search (18/1/2024) revealed no units were to let or for sale. However, on the site visit several units appeared to be vacant.
<b>Are there any noticeable constraints on potential future development?</b>	Constraints on future development include a relatively full site with variations in age and condition. Redevelopment potential exists, especially in dated sections and an empty patch east of GEFCO. However, limitations in some smaller units, restricting features like mezzanines, need consideration. Careful assessment is recommended to balance redevelopment opportunities with existing constraints.
<b>Is there any need for investment in the site?</b>	There is a need for investment in the site. The mixed quality of the site suggests that improvements are required across all units. Investing in the site would enhance its overall condition and potentially unlock its full potential for redevelopment or modernisation.
<b>How accessible is the site?</b>	The site is accessible primarily through Torrington Avenue, a wide road accommodating all types of vehicles. Additionally, the site benefits from its proximity to the A45, located 0.2 miles to the west, further improving access. However, parking provisions, especially in the Maguire Industrial Estate portion of the site, are currently poor and would benefit significantly from investment to enhance accessibility and overall functionality.
<b>What is the condition of the site?</b>	The site's condition is varied, with some units visibly newer than others. Overall, the site is relatively dated, and the units have mixed quality. Investment in the units is recommended to improve the overall quality and bring the site up to modern standards.
<b>What is the quality of the site's surroundings?</b>	The site's surroundings are in relatively good condition. There is no immediate need for investment.

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Sustainable Development Factors	
<p><b>Is the site in a sustainable location?</b></p>	<p>The site benefits from a relatively sustainable location, supported by its proximity to the A45 and the road acting as a buffer between residences and the employment site. However, the sustainability of the site is hampered by the suboptimal condition of the units, which decreases overall sustainability. To enhance sustainability, futureproofing measures are recommended, particularly through investments aimed at improving the condition and efficiency of the units.</p>
<p><b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b></p>	<p>The site is classified as a brownfield site, indicating that it has a history of prior development. The current use of the site implies relatively minimal implications for redevelopment.</p>
<p><b>Is the site accessible by public transport?</b></p>	<p>Located just outside the site is a bus stop. This provides service 2 to the city centre, which takes roughly 24 minutes.</p>
<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>Given the brownfield nature of the site and the existing industrial use, further development would likely have a limited impact on the local environment and biodiversity.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site, in its current use, aligns with the Economic Development Strategy through its connectivity to the A45 and public transport, contributing positively to economic development goals. The site's provision of jobs is also in line with the strategy's objectives. However, there is room for improvement in terms of quality workspaces, suggesting that enhancements or investments in the existing infrastructure could further align the site with the Economic Development Strategy and contribute to the creation of high-quality work environments.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>The site's size and flexibility suggest potential for various alternative uses, including retail space and residential dwellings. While these options could contribute to the overall development goals of the area, the site's best use is deemed to be for employment purposes. The focus on employment aligns with economic development goals, providing job</p>

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	<p>opportunities and supporting the local workforce. It is recommended to carefully assess and balance alternative uses, ensuring they align with broader development objectives and contribute positively to the community.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site is 1.4 miles north of Warwick University, providing access to a skilled labour force. This proximity also suggests potential collaboration for workforce development. Educational facilities nearby offer opportunities for training programs, supporting further employment development on the site.</p>



# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



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## Site Plan

 70: Torrington Avenue, CV4 9TB



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CLIENT Coventry City Council	DATE 04.12.2023	OS REF.	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b>   Strategic Planning Research Unit
	SCALE 1:25,000@A4	DRWG NO. D02.70	Checked KW	
PROJECT Employment Land Review	JOB NO. WA5326	DRWG TITLE Employment Sites	Ground Floor, V1 - Velocity Tanter Street, Sheffield, S1 4BY t 0114 228 9190 e sheffield@dipconsultants.co.uk	

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# Coventry Employment Land Review

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	71	<b>Site Name</b>	University of Warwick Science Park		
<b>Area (ha)</b>	29	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		University of Warwick Science Park, CV4 7EZ			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		<p>Situated within the University of Warwick, this mixed-use site predominantly features office spaces, laboratories, supplier facilities, and various university amenities. The site boasts extensive landscaping, creating a visually appealing environment. To the West and South lie the remaining university campus, fostering an academic and collaborative atmosphere. Adjacent to the West, a retail park and residential dwellings, including student accommodations, provide a diverse living and commercial environment. Towards the North, a blend of office spaces and residential units contributes to the site's mixed-use character, fostering a dynamic and multifaceted community atmosphere.</p>			
<b>Landowner(s) (if known)</b>		University of Warwick			
<b>Recent Relevant Planning History</b>		No recent relevant planning permission			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	University of Warwick, Science Park, Sir William Lyons Rd, Coventry CV4 7EZ	Schneider Electric	Energy Equipment	Class B8	
	University Of Warwick, Sir William Lyons Rd, Coventry CV4 7EZ	The Estates Office	Office	Class E(c)(ii)	

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	University Of Warwick, Sir William Lyons Rd, Coventry CV4 7EZ	Institute House	University	Class F1	
	University Of Warwick, Sir William Lyons Rd, Coventry CV4 7EZ	Schmitt Building	University	Class F1	
	University Of Warwick, Science Park, Unit Two, Sovereign Ct, Coventry CV4 7EZ	AVL Powertrain UK Ltd	Engineering Consultant	Class B2	
	Sir William Lyons Road University of Warwick Science Park Sovereign Court 1 Unit A1b, Coventry CV4 7EZ	ACSYS Lasertechnik UK LTD	Mechanical Engineering	Class B2	
	University Of Warwick, Science Park, Unit Two, Sovereign Ct, Coventry CV4 7EZ	HMS Industrial Networks Ltd	Software company	Class E(c)(ii)	
	University Of Warwick, Science Park, Unit Two, Sovereign Ct, Coventry CV4 7EZ	CPAS	Charity	Class E(c)(iii)	
	University Of Warwick, Science Park, Sovereign Ct, Coventry CV4 7EZ	DCUK	Charity	Class E(c)(iii)	
	Foundation House, Millburn Hill Rd, Coventry CV4 7HS	TAP Learning	Training Provider	Class F1	
	Millburn House, Coventry CV4 7HS	Magnetic Resonance Centre	Laboratory	Class E(g)(ii)	

# Coventry Employment Land Review Site Assessment Proforma

	University Of Warwick, Science Park, Millburn Hill Rd, Coventry CV4 7JJ	Cafcass	Legal services	Class E(c)(ii)	
	University of Warwick, Ground Floor Lord Bhattacharyya Building, Coventry CV4 7AL	Starbucks	Cafe	Class E(a)	
	Lord Bhattacharyya Way, Coventry CV4 7AL	National Automotive Innovation Centre	Research Institute	Class E(c)(ii)	
	International Manufacturing Centre University of Warwick, Coventry CV4 7AL	Automation Systems Group	Automation Company	Class B2	
	University Of Warwick, Coventry CV4 7AL	Phytobiology Facility	University	Class F1	
	University Of Warwick, Coventry CV4 7AL	Materials Engineering Centre	University	Class F1	
	Academic Loop Rd, Coventry CV4 7EZ	WMG Degree Apprenticeship Centre	University	Class F1	
	University of Warwick, Coventry CV4 7AL	International Institute for Nanocomposites Manufacturing	University	Class F1	
	Unit 23b, Venture Centre, Sir William Lyons Rd, Coventry CV4 7EZ	Kitomba UK	Software Company	Class E(c)(ii)	
	University of Warwick Science	EnginSoft UK Ltd	Engineering Consultants	Class B2	

# Coventry Employment Land Review Site Assessment Proforma

	Park The Venture Centre, Sir William Lyons Rd, Coventry CV4 7EZ				
	University of Warwick, Science Park, The Venture Centre, Sir William Lyons Rd, Coventry CV4 7EZ	BattLab	Laboratory	Class E(g)(ii)	
	The Venture Centre, Sir William Lyons Rd, Coventry CV4 7EZ	Cell Therapy Sciences Ltd	Biotechnology	Class E(g)(ii)	
	The Venture Centre, Sir William Lyons Rd, Coventry CV4 7EZ	Cipher Surgical Ltd	Offices	Class E(c)(iii)	
	Unit 3, The Venture Centre, Sir William Lyons Rd, Coventry CV4 7EZ	Hilotherm Limited	Hospital Equipment Supplier	Class B8	
	University of Warwick Science Park The Venture Centre, Sir William Lyons Rd, Coventry CV4 7EZ	Exeter Analytical (UK) Ltd	Science Equipment Supplier	Class B8	
	444 Sir William Lyons Rd, Coventry CV4 7EZ	Webropol	Software Company	Class E(c)(ii)	
	Unit 5, Herald Court, ePropelled, Sir William Lyons Rd, Coventry CV4 7EZ	ePropelled Coventry	Bussiness Centre	Class E(c)(ii)	
	Sir William Lyons Rd, Coventry CV4 7EZ	Key Forensic Services Ltd	Laboratory	Class E(g)(ii)	
	1 Sir William Lyons Rd, Coventry CV4	Spectron Gas Control Systems	Gas Company	Class	

# Coventry Employment Land Review Site Assessment Proforma

	7EZ	Ltd		E(c)(ii)	
	Sir William Lyons Rd, Coventry CV4 7EZ	Voyager Networks	Telecommunications	Class E(c)(ii)	
	Sir William Lyons Rd, Coventry CV4 7EZ	FireAngel Safety Technology	Safety Equipment Supplier	Class B8	
	University of Warwick, Science Park, Unit 4B, Vanguard Centre, Coventry CV4 7EZ	Zimmer & Peacock Ltd	Biotechnology	Class E(g)(ii)	
	The Venture Centre, University of Warwick Science Park, Coventry CV4 7EZ	Warwick Warp Ltd	Software Company	Class E(c)(ii)	
	University of Warwick, Raving Towers, Science Park, Millburn Hill Rd, Coventry CV4 7HS	Rant & Rave	Software Company	Class E(c)(ii)	
	1 Viscount Centre, Millburn Hill Road, Coventry CV4 7HS	Bosch Warwick Technology Centre	Research	Class E(c)(ii)	
	University of Warwick, Science Park, Millburn Hill Rd, Coventry CV4 7HS	Hitex (UK) Ltd	Engineering consultant	Class E(c)(ii)	
	University of Warwick, Science Park, Viscount Centre D, Millburn Hill Rd, Coventry CV4 7HS	Embed Limited	Electronics Company	Class E(c)(ii)	
	Riley Court, Millburn Hill Rd, Coventry	HouseMark Ltd	Consultants	Class E(c)(ii)	

# Coventry Employment Land Review Site Assessment Proforma

	CV4 7HP				
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is situated in flood zone one indicating minimal flooding risk			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		Considering the mixed-use nature of the site, development might not inherently result in a poor level of amenity for neighbouring residents. However, any potential development should be carefully planned and executed to mitigate adverse impacts on the surrounding residential areas.			
<b>Would development of the site have an adverse impact on important landscape features?</b>		The development of the site might not significantly impact important landscape features directly. The site already benefits from landscaping, although nothing particularly unique stands out. However, it's crucial to consider biodiversity when planning any development to ensure minimal disruption to the existing ecological balance.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		As the site is free of statutory ecological and environmental constraints, any potential development might not directly impact designated sites or areas of significant ecological importance. The closest designated site is a local nature reserve, Tocil Wood & Meadow roughly 750 meters South of the site			
<b>Can suitable access to the site be provided?</b>		The existing access to the site is strong, meaning suitable access has already been provided.			
<b>Are there any unique geographical or topographical features at the site?</b>		The site does not have any unique geographical or topographical features			
<b>Market Appraisal</b>					
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>		Following a desk-based search conducted they are no current vacancies on the site (12/12/2023). The site visit confirmed all units were occupied			
<b>Are there any noticeable constraints on potential future development?</b>		The primary constraint for potential future development on the site revolves around landscaping and the potential loss of biodiversity. While there is available space for additional units, expanding the site might involve the removal of existing landscaping, which currently supports rich biodiversity. This presents a challenge as any development could impact the existing ecosystem and greenery, potentially diminishing the site's biodiversity.			



# Coventry Employment Land Review Site Assessment Proforma

<p><b>Is there any need for investment in the site?</b></p>	<p>The site does not require significant investment at present; the infrastructure is good, and the buildings serve their purpose well. Any investment needed would primarily focus on enhancing the area's visual appeal rather than addressing critical infrastructure or building functionality.</p>
<p><b>How accessible is the site?</b></p>	<p>The site has multiple points of entry through Millburn Hill Road and Academic Loop, these roads are both wide and allow for good traffic flow.</p>
<p><b>What is the condition of the site?</b></p>	<p>The site is in good condition, the only potential for improving would be to make more cosmetic changes to the building's facades.</p>
<p><b>What is the quality of the site's surroundings?</b></p>	<p>The site's surroundings exhibit a high-quality environment primarily focused on educational purposes. The infrastructure and buildings in the vicinity pose no notable concerns, contributing to a favourable and well-maintained setting.</p>
<p><b>Sustainable Development Factors</b></p>	
<p><b>Is the site in a sustainable location?</b></p>	<p>Being situated within a university campus positions the site as part of a sustainable location. Its proximity to the university attracts students, thereby creating a pool of skilled labour, catering to the needs of various roles and fostering a sustainable ecosystem for skilled employment opportunities.</p>
<p><b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b></p>	<p>The site is a brownfield area, previously developed for a multitude of purposes. This history will likely not pose constraints on redevelopment.</p>
<p><b>Is the site accessible by public transport?</b></p>	<p>Roughly 0.6 miles South from the site at the University Interchange there are several busses that offer a direct route to Coventry City Centre. The 12x takes roughly 20 minutes.</p>
<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>Further development of the site could potentially impact the local environment and biodiversity, particularly considering the existing landscaping. Preservation of this landscaping becomes a crucial consideration to safeguard the site's biodiversity during any development.</p>

# Coventry Employment Land Review Site Assessment Proforma

<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site's composition aligns with the EDS's goals, emphasising the cultivation of high-quality jobs, skills development, and fostering innovation, especially within advanced manufacturing and technology. Being part of the university campus also supports educational growth and potential expansions in the creative and tourism sectors, in line with the EDS's objectives for cultural and educational enrichment in Coventry. The site's existing infrastructure and focus on innovation position it to contribute to the city's economic development plans.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>One potential alternative use for the site is residential dwellings. This shift could benefit the area by potentially providing housing options for students or recent graduates, creating a closer-knit community around the university. This alternative use might contribute to a more integrated living and learning environment, enhancing the area's overall development goals by fostering a balanced mix of education and residential spaces.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>Being situated near the University of Warwick provides access to students, researchers, and professionals with diverse expertise in technology, engineering, and research. This proximity to academic institutions allows potential employment developments to benefit from a pool of skilled individuals. Additionally, the presence of educational and training facilities within the campus fosters an environment for ongoing skill development. This setup creates opportunities for collaboration between academia and industry, supporting potential workforce needs for the site's future development.</p>

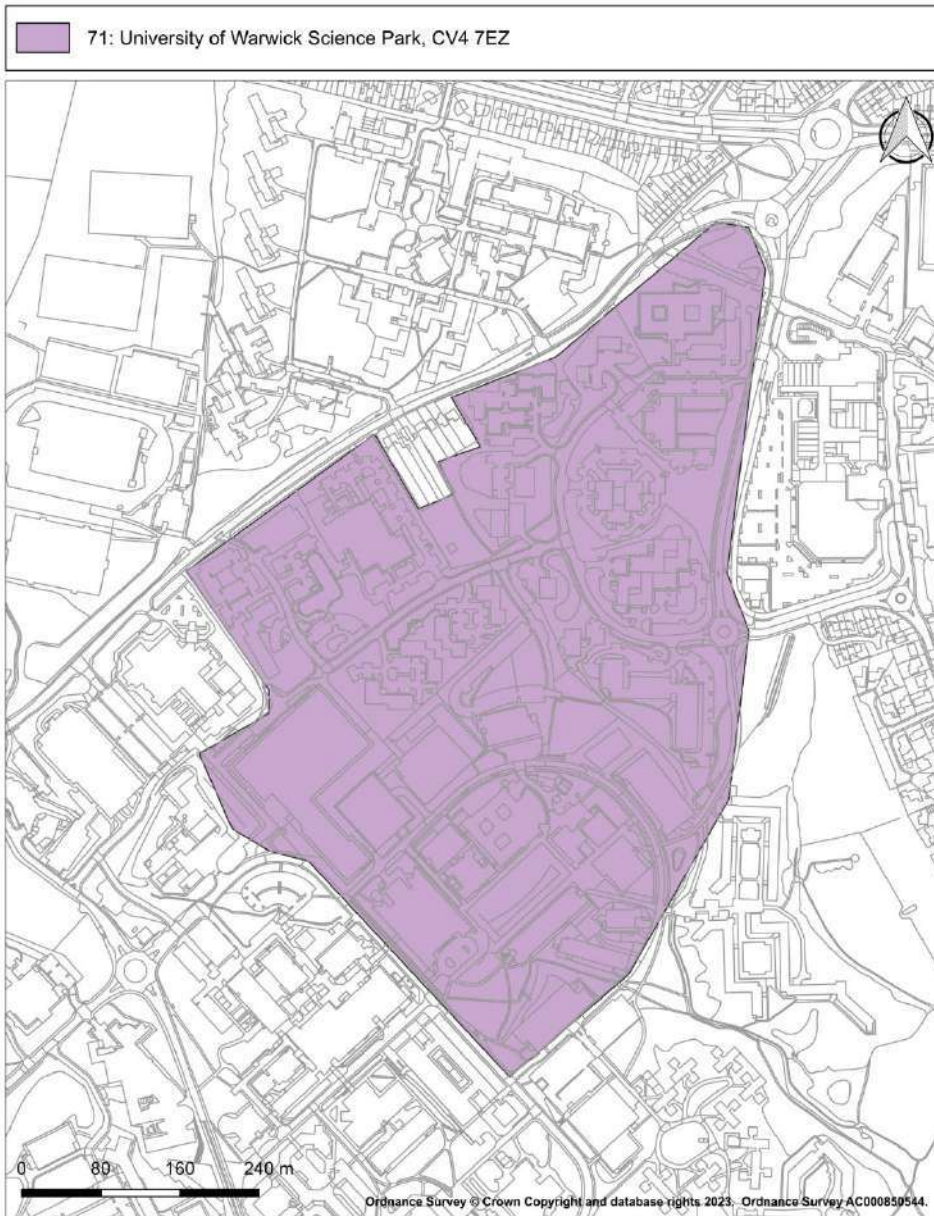
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b>  Strategic Planning Research Unit
	SCALE 1:5,000 @ A4	DRWG NO D02.71	Checked KW	
PROJECT Employment Land Review	JOB NO VIA5326	DRWG TITLE Employment Sites	Ground Floor V1 - Velocity Terrier Street, Sheffield, S1 4BY t 0114 228 9190 e sheffield@alicoconsultants.co.uk	
	<small>© Crown Copyright and database rights 2023. Ordnance Survey AC000850544.</small>			

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	72	<b>Site Name</b>	Walsgrave Triangle		
<b>Area (ha)</b>	22	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Paradise Way, CV2 2ST			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		<p>The site offers diverse uses, ranging from educational facilities, hotels, and industrial units to office spaces. Positioned strategically, it has direct access to the M6 situated to its north. Across Hinckley Road to the east is another allocated employment site, fostering a clustered hub of mixed-use developments. South the surroundings transition into predominantly residential areas, while to the north, opposite the M6, the landscape predominantly features farmland.</p>			
<b>Landowner(s) (if known)</b>		Part Owned by Coventry City Council			
<b>Recent Relevant Planning History</b>		<p>FUL/2018/1389 – Granted Conditions - aluminium framed warehouse in association with existing building located within the existing yard space</p> <p>FUL/2019/2834 – Granted Conditions - Erection of new aluminium framed warehouse</p> <p>FUL/2021/3484 – Granted Conditions - Erection of a two storey extension to Eden House, Erection of a single storey extension to Link House to comprise a new Diwan Hall</p> <p>FUL/2022/0549 – Granted Conditions - Extensions to hotel accommodation wings to create additional bedrooms</p>			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Paradise Way, Walsgrave on Sowe, Coventry CV2 2ST	DoubleTree by Hilton Coventry	Hotel	Class C1	

# Coventry Employment Land Review

## Site Assessment Proforma

	Sapphire Court, Walsgrave Triangle, Paradise Way, Walsgrave on Sowe, Walsgrave Triangle, Coventry CV2 2TX	Lloyds pharmacy Enterprise Plc Hallo Healthcare Group	Offices	Class E	
	Eden Rd, Coventry CV2 2TB	DENSO Automotive UK Ltd, Coventry Office	Offices	Class E	
	Eden Rd, Walsgrave on Sowe, Triangle, Coventry CV2 2TB	Seva School - Primary & Secondary	School	Class F.1(a)	
	Eden Rd, Coventry CV2 2TB	Vacant	Vacant	N/A	
	17 North View, Coventry	Mod Pods	Manufacturing	Class B2	
	North View, Coventry CV2 2SJ	GF Machining Solutions Ltd	Manufacturing	Class B2	
	Paradise Way, Coventry CV2 2ST	George Fischer Sales Ltd	Manufacturing	Class B2	
	Eden Rd, Coventry CV2 2TB	Vacant	Vacant	N/A	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is in flood zone one, indicating there is minimal flood risk associated with the site.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		Given the open nature of the site, any potential future development is unlikely to significantly impact neighbouring residents. The nearest residential development sits approximately 0.2 miles away, maintaining a distance that minimises the potential disturbance or negative impact on amenities.			
<b>Would development of the site have an adverse impact on important landscape features?</b>		Given the site's developed nature, no direct landscape features are present within the site itself.			

# Coventry Employment Land Review

## Site Assessment Proforma

<p><b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b></p>	<p>The site itself does not face any statutory ecological or environmental constraints, indicating it doesn't directly impact designated sites or areas of environmental significance. However, the existing buffer of greenery around the site, separating it from the adjacent residential area, should be carefully considered in any future development plans to maintain this separation and preserve the environmental balance in the locality.</p>
<p><b>Can suitable access to the site be provided?</b></p>	<p>The existing access to this site is quite favourable. Its proximity to the M6 and the presence of Hinckley Road as a wide dual carriageway provide robust transportation links, ensuring efficient vehicular movement to and from the site. These factors contribute to the site's accessibility and make it easy for various types of vehicles to access the location.</p>
<p><b>Are there any unique geographical or topographical features at the site?</b></p>	<p>The site lacks any distinct geographical or topographical features.</p>
<p><b>Market Appraisal</b></p>	
<p><b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b></p>	<p>During the site visit, it was apparent two of the Office Units were vacant. Although a desk-based search (7/12/2023) showed no properties for sale or lease within the site</p>
<p><b>Are there any noticeable constraints on potential future development?</b></p>	<p>The site appears relatively constrained in terms of available space for further development. The remaining areas comprise essential landscaping and parking facilities crucial for the site's functionality. Additionally, due to the existing height of the industrial buildings, any potential expansion might be limited horizontally. However, considering the building height, there could be potential for vertical expansion, such as incorporating mezzanine floors for additional usable space, if not already utilised.</p>
<p><b>Is there any need for investment in the site?</b></p>	<p>The site's current condition seems relatively robust and does not warrant additional investment at this stage.</p>
<p><b>How accessible is the site?</b></p>	<p>The site appears to be quite accessible, with wide roads and a convenient 0.3 mile drive to the M6, enabling easy connections to nearby cities like Birmingham.</p>
<p><b>What is the condition of the site?</b></p>	<p>The site is in very good condition overall, with well-maintained development that's been kept in good shape.</p>
<p><b>What is the quality of the site's surroundings?</b></p>	<p>The site's surroundings are good quality, it appears to be recently developed and well maintained.</p>

# Coventry Employment Land Review Site Assessment Proforma

Sustainable Development Factors	
<b>Is the site in a sustainable location?</b>	The site's location is quite sustainable. Its proximity to the M6 enhances its suitability by providing excellent connectivity to neighbouring cities and facilitating smoother transportation.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is a brownfield area, previously developed. This history will likely not pose constraints on redevelopment.
<b>Is the site accessible by public transport?</b>	The site does have some public transport access, with a bus stop approximately 0.1 mile east on Parkway, serviced by the 8 bus route. This route typically takes around 30 minutes to reach the city centre.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Developing the site further isn't expected to pose any significant adverse impact on the local environment or biodiversity, as there aren't any statutory ecological or environmental constraints associated with the site. However, it's crucial to consider the existing landscaping around the site. Any future development plans should take into account the current greenery and landscaping on the site to preserve and potentially enhance these aspects, ensuring a harmonious integration of any new construction within the existing environment.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b>	This site aligns with the Economic Development Strategy by accommodating various industries like manufacturing, education, and offices, supporting the focus on Advanced Manufacturing & Engineering. It also offers opportunities for sustainability improvements in line with the strategy's emphasis on a Green City. The presence of educational establishments further supports the strategy's focus on Education & Skills Ecosystems. To better align, the site could enhance sustainability efforts and promote creative sectors as outlined in the council's strategy.
<b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b>	While the site primarily suits employment purposes, residential development could be an alternative use. However, maintaining its current use aligns best with the area's development goals due to its existing infrastructure and surroundings.



# Coventry Employment Land Review Site Assessment Proforma

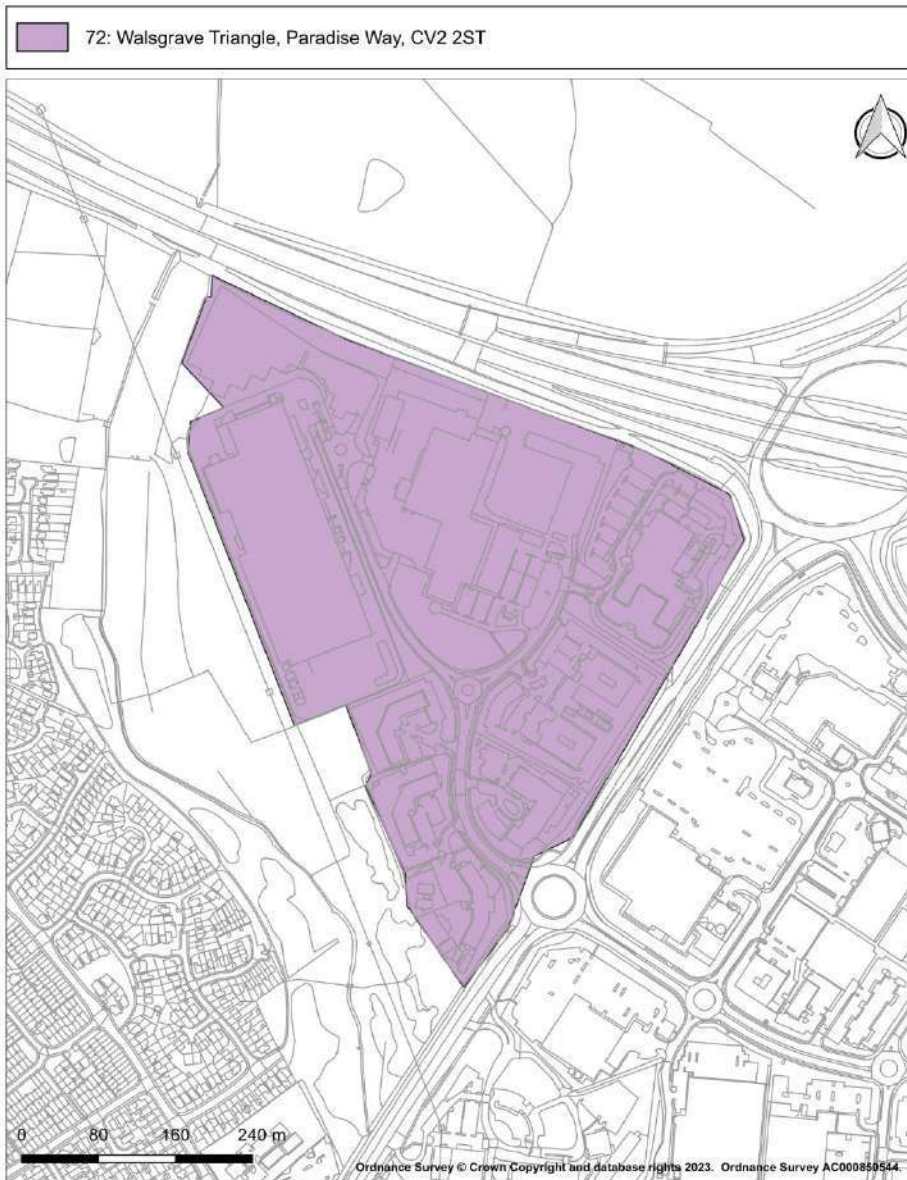
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site's proximity to the M6 and its accessibility to the city centre facilitate the attraction of skilled labour. Additionally, Coventry College, situated 2.2 miles west of the site, serves as a potential resource for workforce development and training.</p>
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## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	DD REF	Drawn FMG	<b>STRATEGIC PLANNING RESEARCH UNIT</b>  Strategic Planning Research Unit
	SCALE 1:5,000 @ A4	DRWG NO. D02.72	Checked KW	
PROJECT Employment Land Review	DRWG TITLE Employment Sites	(Ground Floor V1) - Velocity Lanter Street, Sheffield, S1 4BY t 0114 238 9190 e sheffield@dipconsultants.co.uk <small>© Crown Copyright and database rights 2023. Ordnance Survey AC00889544</small>		

# Coventry Employment Land Review

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	73	<b>Site Name</b>	Westwood Business Park		
<b>Area (ha)</b>	35	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Westwood Way, CV4 8HS			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		<p>The site is a diverse mixed-use area, predominantly featuring Class E office spaces. Recently, there have been new accommodations constructed specifically for students, positioned in the North East Corner of the site. There is visible evidence of this expanding through the north of the site with further development on Avon House. Surrounding the site are contemporary, newly developed estates located to the South and West. The North of the site is surrounded by Ten Shilling Wood, providing a natural buffer and green space. To the East, adjacent to the site, is the Coventry University sports ground, adding to the site's surroundings with recreational and sports facilities.</p>			
<b>Landowner(s) (if known)</b>		Coventry City Council			
<b>Recent Relevant Planning History</b>		<p>FM/2022/0980 – Approved - Demolition of existing buildings and construction of student accommodation (sui-generis), co-living accommodation (sui-generis), commercial, business and service accommodation (class E), car parking, landscaping and associated works.</p> <p>PL/2022/0000136/FUL – Approved - Change of use from an office to an anatomy and clinical skills facility.</p>			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	The Oaks, Westwood Way, Coventry CV4 8JB	Student Roost	Student Accommodation	Class C2	

# Coventry Employment Land Review

## Site Assessment Proforma

	2 Westwood Way, Coventry CV4 8JB	The National Mathematics and Science College	College	Class F.1	
	8 Torwood Cl, Coventry CV4 8HX	Flooid Ltd (PCMS Group)	Software Company	Class E(c)(ii)	
	9 Torwood Cl, Coventry CV4 8HX	Maxxis International (UK) Ltd	Car tyre distributor (offices)	Class E(c)(iii)	
	Unit 19, Mercia Village, Torwood Cl, Coventry CV4 8HX	Davis Ground IT Services	IT support	Class E(c)(ii)	
	Mercia Business Village, 16, Torwood Cl, Coventry CV4 8HX	Michael Sharma Group	Recruitment	Class E(c)(ii)	
	8 Mercia Business Village, Torwood Close, Coventry CV4 8HX	Trinity Accountants	Accounting	Class E(c)(ii)	
	8 Mercia Business Village, Torwood Close, Coventry CV4 8HX	Freestyle Accounting	Accounting	Class E(c)(ii)	
	Westwood Business Park, 8 Torwood Cl, Coventry CV4 8HX	Modular Commerce Limited	E-commerce	Class E(c)(ii)	
	Unit 5, Mercia Village Torwood Clowestwood Business Park, Torwood Cl, Coventry CV4 8HX	Trace Systems	Software	Class E(c)(ii)	
	Westwood Business Park, 21- 23 Torwood Close, Mercia Village, Coventry CV4 8HX	CELCAT	Software	Class E(c)(ii)	

# Coventry Employment Land Review Site Assessment Proforma

	1 & 2, Mercia Village, Coventry CV4 8HX	Energy Efficiency Consultants	Surveyors	Class E(c)(ii)	
	1 & 2 Mercia Village, Torwood Cl, Coventry CV4 8HX	Armstrongs Chartered Accountants	Accountants	Class E(c)(ii)	
	Westwood Business Park, 15 Mercia Business Village, Torwood Cl, Coventry CV4 8HX	First Home Improvements	Offices	Class E(c)(ii)	
	Westwood Business Park, 3 Mercia Business Village, Torwood Cl, Coventry CV4 8HX	Blucom	Telecommunication	Class E(c)(ii)	
	Mercia Business Village, 3, Torwood Cl, Coventry CV4 8HX	The Geek Guys	Computer repairs	Class E(c)(ii)	
	3 Mercia Business Village, Torwood Close, Coventry CV4 8HX	Purehosting	Web design	Class E(c)(ii)	
	Torwood Cl, Coventry CV4 8HX	LP Family Law Solicitors (Excello)	Lawyers	Class E(c)(ii)	
	Welland House, Westwood Business Park, Longwood Cl, Coventry CV4 8HZ	Bruker (UK) Ltd	Manufacturing	Class B2	
	Welland House, Westwood Business Park, Longwood Cl, Coventry CV4 8HZ	Adient Seating UK Ltd	Manufacturing	Class B2	

# Coventry Employment Land Review

## Site Assessment Proforma

	Westwood Business Park, Shell Energy House, Westwood Way, Coventry CV4 8HS	Shell Energy Retail Ltd	Energy Supplier	Class E(c)(ii)	
	320 Westwood Heath Rd, Coventry CV4 8GP	Westwood Network Rail	Conference centre	Class E(c)(ii)	
	Greenfields House, Westwood Way, Coventry CV4 8JH	The Camping and Caravanning Club HQ	Offices	Class E(c)(ii)	
	Shillingwood House, Westwood Way, Coventry CV4 8JZ	Mountain Warehouse Shared Service Centre	Offices	Class E(c)(ii)	
	West Oak House, Westwood Business Park, Westwood Way, Coventry CV4 8HS	PET-Xi Training Ltd.	Training Facility	Class F1	
	Octavia House, Westwood Business Park, Westwood Way, Coventry CV4 8JP	idverde	Landscaping services	Class B2	
	Shillingwood House, Westwood Business Park, Coventry CV4 8JZ	G I Energy	Central heating services	Class B2	
	Westwood Business Park, 13 Westwood Way, Coventry CV4 8HS	Penso Consultancy Ltd.	Engineering Consultants	Class E(c)(ii)	
	Westwood Business Park, Westwood Way, Coventry CV4 8HS	Westwood Day Nursery	Nursery	Class E(f)	
	Rowan House,	Chartered Institute	Offices for NPO	Class	

# Coventry Employment Land Review

## Site Assessment Proforma

	Suites 5&6 First Floor, Westwood Way, Coventry CV4 8HS	Of Housing (CIH)		E(c)(iii)	
	Progress House, Westwood Business Park, Westwood Way, Coventry CV4 8JQ	OCR	Examining body	Class F1	
	Westwood Business Park, The Beehive, The University of Warwick Westwood Way, Coventry CV4 8JE	Unitemps	Job centre	Class E(c)(ii)	
	Spectra House Westwood Way Westwood Business Park, Coventry CV4 8HS	British Coatings Federation Ltd	Industrial	Class B2	
	Unit 10, Westwood House, Westwood Business Park, Westwood Way, Coventry CV4 8HS	PhysioFunction Ltd	Physiotherapy	Class E(e)	
	Westwood Business Park, Ensign Business Centre, Westwood Way, Coventry CV4 8JA	E 2 E Solutions	Web designer	Class E(c)(ii)	
	Unit 22, Westwood Business Park, Westwood Way, Coventry CV4 8JA	TAS (Tankoano Architectural Studios) Ltd.	Architecture firm	Class E(c)(ii)	
	Unit 19, Ensign Business Centre, Westwood Business Park, Coventry CV4 8JA	Suru Partners	Software company	Class E(c)(ii)	

# Coventry Employment Land Review

## Site Assessment Proforma

	Unit 10, Ensign Business Centre, 12 Westwood Way, Coventry CV4 8JA	Verisure Alarms for Home & Business - Coventry	Security supplier	Class E(c)(ii)	
	24, Ensign Business Centre, 12 Westwood Way, Coventry CV4 8JA	TASC - The Ambulance Staff Charity	Charity	Class E(c)(iii)	
	Westwood Business Park, Ensign Business Centre, Westwood Way, Coventry CV4 8JA	Robson James Recruitment	Recruitment	Class E(c)(ii)	
	Westwood Way, Coventry CV4 8HS	Objectivity Ltd	Consultancy firm	Class E(c)(ii)	
	Unit2, Westwood House, Westwood Business Park, 10 Westwood Way, Coventry CV4 8HS	Panasonic Automotive Systems Europe	Offices	Class E(c)(ii)	
	Unit 7, Westwood Business Park, Westwood House, Westwood Way, Coventry CV4 8HS	Forte Lubricants	Chemistry industry	Class E(g)(ii)	
	7, Westwood House, Westwood Business Park, Westwood Way, Coventry CV4 8HS	Good Garage Scheme	Vehicle Repair Shop	Class B2	
	5 & 6, Westwood House, Coventry CV4 8HS	TruTac Ltd	Software Company	Class E(c)(ii)	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is located in flood zone one, indicating minimal risk.			
<b>Would development of the</b>		The site is currently going under development, it appears there			



# Coventry Employment Land Review

## Site Assessment Proforma

<p><b>site offer a poor level of amenity to neighbouring residents?</b></p>	<p>is expansion of student accommodation on the North side of the site, further development will not create a poor level of amenity but might require more facilities, particularly if used for student accommodation as the area is not surrounded by any retail parks etc.</p>
<p><b>Would development of the site have an adverse impact on important landscape features?</b></p>	<p>The development of the site might not significantly impact important landscape features directly. The site already benefits from landscaping, although nothing particularly unique stands out. However, it's crucial to consider biodiversity when planning any development to ensure minimal disruption to the existing ecological balance</p>
<p><b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b></p>	<p>As the site is free of statutory ecological and environmental constraints, any potential development might not directly impact designated sites or areas of significant ecological importance. Any future development should be considerate of Ten Shilling Wood, directly North of the site which is a Local Nature reserve .</p>
<p><b>Can suitable access to the site be provided?</b></p>	<p>The existing access to the site is strong, meaning suitable access has already been provided.</p>
<p><b>Are there any unique geographical or topographical features at the site?</b></p>	<p>The site does not have any unique geographical or topographical features</p>
<p><b>Market Appraisal</b></p>	
<p><b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b></p>	<p>Following a desk-based search conducted on 12/12/2023 revealed three vacancies on the site. Current vacancies: two office units at 230sqm and one office unit at 835sqm. The site visit showed that for the size of the site the vacancy rate was comparatively low.</p>
<p><b>Are there any noticeable constraints on potential future development?</b></p>	<p>The primary constraint for potential future development on the site revolves around landscaping and the potential loss of biodiversity. While there is available space for additional units, expanding the site might involve the removal of existing landscaping, which currently supports rich biodiversity. This presents a challenge as any development could impact the existing ecosystem and greenery, potentially diminishing the site's biodiversity.</p>
<p><b>Is there any need for investment in the site?</b></p>	<p>The infrastructure is good, and the buildings serve their purpose well. However the buildings themselves are somewhat dated and would require investment to bring them up to modern standards. Any investment is also required to enhance the</p>

# Coventry Employment Land Review

## Site Assessment Proforma

	area's visual appeal.
<b>How accessible is the site?</b>	The site can be accessed by Westwood way this is a wide road that leads directly into the site. The parking provisions on the site have been strategically planned to ensure access is not blocked.
<b>What is the condition of the site?</b>	The site is in moderately good condition, although the existing infrastructure and units require some updating and modernisation.
<b>What is the quality of the site's surroundings?</b>	The site's surroundings exhibit a high-quality environment primarily focused on educational purposes. The infrastructure and buildings in the vicinity pose no notable concerns, contributing to a favourable and well-maintained setting.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site's location holds potential for sustainability due to several factors. Its proximity to the university encourages a collaborative ecosystem that promotes knowledge exchange and innovation, aligning with sustainable growth. Additionally, accessibility via public transport from the city centre reduces commuting needs, potentially decreasing environmental impacts.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is a brownfield area, previously developed for a multitude of purposes. This history will likely not pose constraints on redevelopment.
<b>Is the site accessible by public transport?</b>	The site has several bus stops going through the site, these offer the services: 18, 18A and 87A which act as a direct route to the city centre the journey takes roughly 25 minutes.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	The prospect of further development on the site raises concerns about potential impacts on the local environment and biodiversity, especially regarding Ten Shilling Wood, a designated Local Nature Reserve. To mitigate these potential impacts, a comprehensive ecological assessment should precede any development plan. Specific measures, such as creating buffer zones between the site and the reserve, safeguarding sensitive habitats, and incorporating biodiversity-enhancing elements like green spaces and wildlife corridors,

# Coventry Employment Land Review

## Site Assessment Proforma

	are essential considerations.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b>	The site aligns well with growth sectors highlighted in the Council's Economic Development Strategy, primarily due to its Class E office space and recent student accommodation developments. Its proximity to the university fosters collaboration between industry and education, supporting innovation and skill development. The infrastructure in the surrounding area further enhances its suitability for sectors focusing on technology, innovation, and education as outlined in the strategy.
<b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b>	An alternative use that could be particularly suitable is student accommodation. Leveraging its closeness to the university makes this site an ideal location for housing dedicated to students. This alternative use could contribute significantly to the area's overall development goals by addressing the demand for student accommodations.
<b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b>	The site benefits from proximity to a skilled labour force due to its closeness to the university, which houses a pool of individuals with relevant skills and qualifications. This proximity fosters easy access to a talented workforce, as the university's academic community often possesses the sought-after skills required for employment development. Being accessible by public transport from the city centre further enhances its appeal, making it convenient for a wider range of potential employees.

# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs

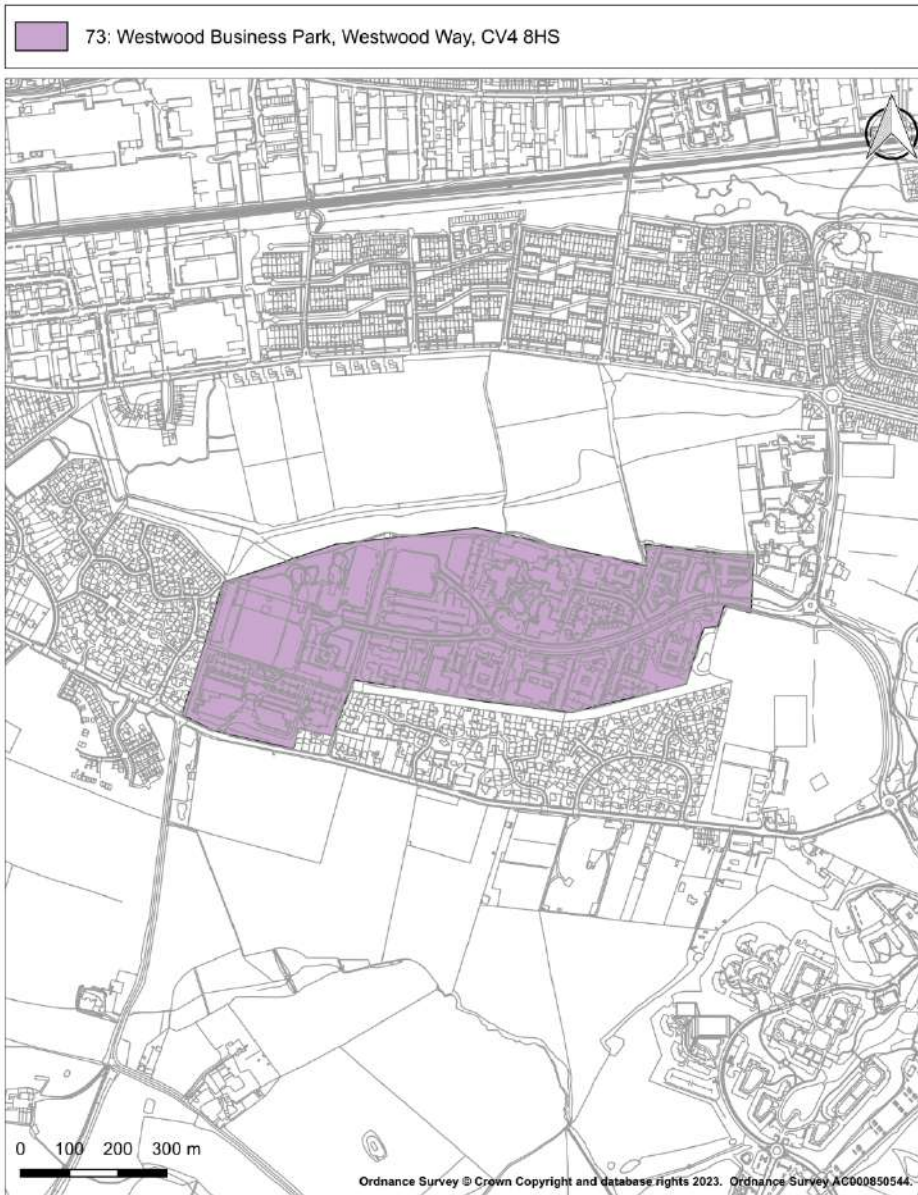



# Coventry Employment Land Review Site Assessment Proforma



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	DR REP D02.73	Drawn: PMG	<b>STRATEGIC PLANNING          RESEARCH UNIT</b>  Ground Floor, V1 - Velocity Tenter Street, Sheffield, S1 4BR t: 0114 228 9190 e: sheffield@abcconsultants.co.uk	 Strategic Planning Research Unit
	SCALE 1:10,000@ A4	DRWG NO. WAS326	Checked: KW		
PROJECT Employment Land Review	DRWG TITLE Employment Sites				

# Coventry Employment Land Review Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	74	<b>Site Name</b>	Whitley Business Park and Jaguar		
<b>Area (ha)</b>	57	<b>Source</b>	Local Plan		
<b>Address / Location</b>		Whitley Business Park and Jaguar, CV3 4LF			
<b>Site Allocation / Policy Reference (if relevant)</b>		Policy PS1b(ii) – Continued expansion Policy JE2:3 – Allocated to employment development			
<b>Description of Site and Surrounding Area</b>		The site comprises mainly Class B8 and Class E mixed-use areas, situated amidst a predominantly open expanse. Positioned between the A45 to the South and the A444 to the East, it boasts connectivity to major road networks. Notably, the site is flanked by the River Sowe to the South and the River Sherbourne to the West, providing natural boundaries. Directly south of the site lies Stonebridge Meadows, a local nature reserve, emphasising the site's proximity to significant environmental features. This configuration places the site within an open area, demarcated by these natural elements and major roadways, delineating its boundaries and surroundings.			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		No recent Relevant Planning History			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Coventry CV3 4LF	Ufficio	Office	Class E	
	Engineering Centre, Abbey Rd, Coventry CV3 4LF	Whitley Powertrain Metrology Lab	Engineering School	Class F1	

# Coventry Employment Land Review Site Assessment Proforma

	Coventry CV3 4LF	JLR Powertrain	Office	Class E	
	9 Firefly Rd, Coventry CV3 4FW	JLR Churchill	Manufacturer	Class B2	
	100 Argosy Ct, Coventry CV3 4GA	GXO Drinks Logistics	Logistics	Class B8	
	102-106 Scimitar Wy, Coventry CV3 4GB	Kite Packaging Ltd Coventry	Logistics	Class B8	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is primarily in flood zone three, indicating a high risk of flooding, according to the flood map this is on the outskirts of the site due to the bordering River Sowe to the East and River Sherbourne to the West.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		The site is predominantly surrounded by vegetation the impacts to amenities are minimal			
<b>Would development of the site have an adverse impact on important landscape features?</b>		Development on the current site would not likely affect significant landscape features within the site itself, given its developed nature. However, as a previous green belt site it's essential to consider the biodiversity surrounding the site, particularly to the northeast and south, where dense vegetation contributes to the local ecology. Any development plans should acknowledge and aim to preserve or enhance these areas			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		The development of the site, while not constrained by statutory limitations, should consider potential impacts on designated sites or areas of ecological significance. In this case, the site's proximity to Stonebridge Meadows, a local nature reserve directly South of the site, warrants careful attention. The River Sowe, located North of Stonebridge Meadows, serves as a natural buffer between the site and the reserve. Any further development should attempt to mitigate potential adverse effects on the reserve's ecology.			
<b>Can suitable access to the site be provided?</b>		The current access to the site is robust and efficient, ensuring suitable entry and exit points for vehicles and			



# Coventry Employment Land Review

## Site Assessment Proforma

	visitors. This suggests that providing suitable access to the site, given its existing infrastructure, is viable and feasible.
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not have any unique geographical or topographical features
<b>Market Appraisal</b>	
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>	Following a desk-based search conducted they are no current vacancies on the site (11/12/2023). The site visit confirmed all units were occupied
<b>Are there any noticeable constraints on potential future development?</b>	The site is a relatively recent development, the site offers more space for expansion, particularly at the Southwest corner of the site. However proper flood mitigation would have to be incorporated into the design given the proximity to both rivers.
<b>Is there any need for investment in the site?</b>	Even though the existing elements of the site are good quality there is a clear need to continue investing in the site to continue the development
<b>How accessible is the site?</b>	The accessibility of the site is facilitated primarily through its connection to Scimitar Way. This road serves as the main access point, providing connectivity to larger arterial routes such as the A45 to the South and the A444 to the East. Both the A45 and A444 are wide roads that offer easy accessibility to vehicles of all types, ensuring smooth and convenient access to and from the site. Their broader design and easy accessibility contribute significantly to making the site reachable and navigable for various vehicles, supporting efficient transportation logistics.
<b>What is the condition of the site?</b>	The site is in very good condition as a new employment site the site has been built for purpose.
<b>What is the quality of the site's surroundings?</b>	The quality of the site's surroundings is high. The primary surrounding feature is the infrastructure, which is relatively new and well-maintained, contributing to a favourable environment. The infrastructure's good condition enhances the overall appeal and functionality of the immediate vicinity. The surrounding open spaces has rich vegetation, creating an environmentally valuable area around the site.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable</b>	The site's location holds significant sustainability potential due to its strategic positioning within Coventry's major road

# Coventry Employment Land Review

## Site Assessment Proforma

<p><b>location?</b></p>	<p>networks. Access to major roads like the A45 and A444 allows efficient connectivity, enabling streamlined transportation routes not just within the immediate vicinity but also connecting the site to broader city infrastructure. This connectivity reduces travel times, minimizes congestion, and potentially lowers the environmental impact associated with commuting.</p>
<p><b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b></p>	<p>The site is currently developed so it is therefore the site is considered brownfield. The current uses of the site suggests the implications of further development are very minimal.</p>
<p><b>Is the site accessible by public transport?</b></p>	<p>The site is accessible by public transport, primarily through a bus stop located on Leaf Lane, positioned to the North of the site. However, it's worth noting that the bus services from this stop do not provide a direct route to Coventry City Centre. For direct access to the city centre, the closest bus stop offering this route is on Chatsworth Rise, approximately 0.5 miles East of the site.</p>
<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>Further development of the site, would have to recognise the potential impacts on the local environment and biodiversity, particularly concerning the nearby rivers and nature reserve. While the site itself does not host substantial biodiversity, safeguarding the ecological integrity of adjacent natural features is crucial. Ecological assessments should be integral to development plans.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site aligns with the Economic Development Strategy in several ways; it caters to the emphasis on Advanced Manufacturing &amp; Engineering, hosting various businesses such as engineering schools, offices, and manufacturing units. The site's condition and available space, especially at the Southwest corner, present opportunities for expansion, aligning with the strategy's focus on creating quality jobs and accommodating skilled labour forces. Additionally, its strategic location near major road networks supports sustainable transportation, contributing to the promotion of a Green City, fostering environmental consciousness through efficient connectivity.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses</b></p>	<p>Given the site's location and existing infrastructure, alternative uses beyond employment might not align optimally. However, leveraging the site for further industrial purposes, specifically Class B8 (storage and distribution),</p>

# Coventry Employment Land Review Site Assessment Proforma

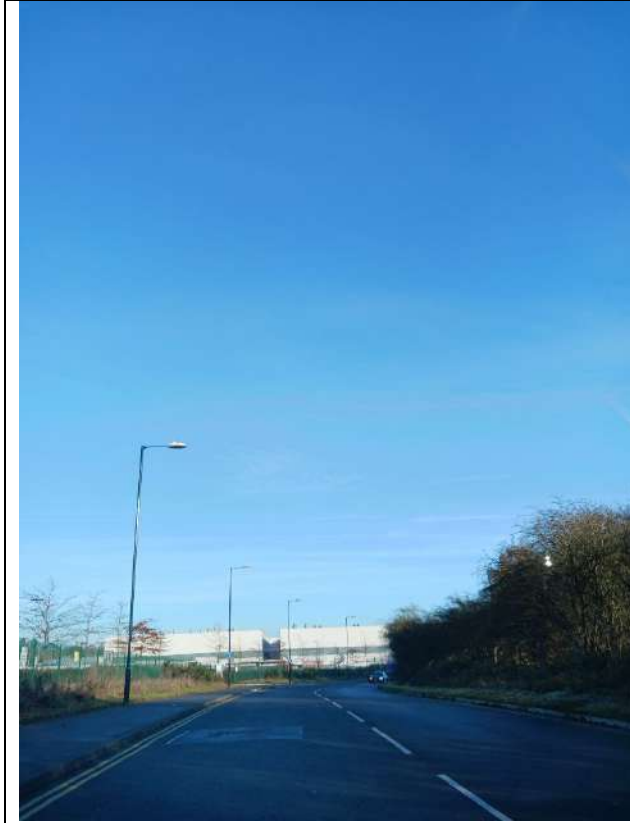
<p><b>contribute to the overall development goals of the area?</b></p>	<p>could be a viable and suitable option. This utilization capitalizes on the site's advantageous access to major road networks like the A45 and A444, enhancing efficient logistics and transportation. While alternative uses might not be extensively suitable, focusing on industrial expansions, particularly within Class B8, aligns with the area's development goals by fostering economic growth, job creation, and bolstering the industrial sector.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site's proximity to major road networks enhances its access to a skilled labour force within a reasonable commuting distance. Moreover, approximately 4.5 miles east of the site lies the WMG Academy for Young Engineers. This educational facility specializes in engineering education, which could significantly support workforce development for potential further employment development on the site. The connectivity to major road networks, coupled with the presence of educational institutions like the WMG Academy, on site is also an engineering school indicating promising opportunities for sourcing a skilled workforce and fostering continuous workforce development in relevant fields within a feasible commuting range.</p>

# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs

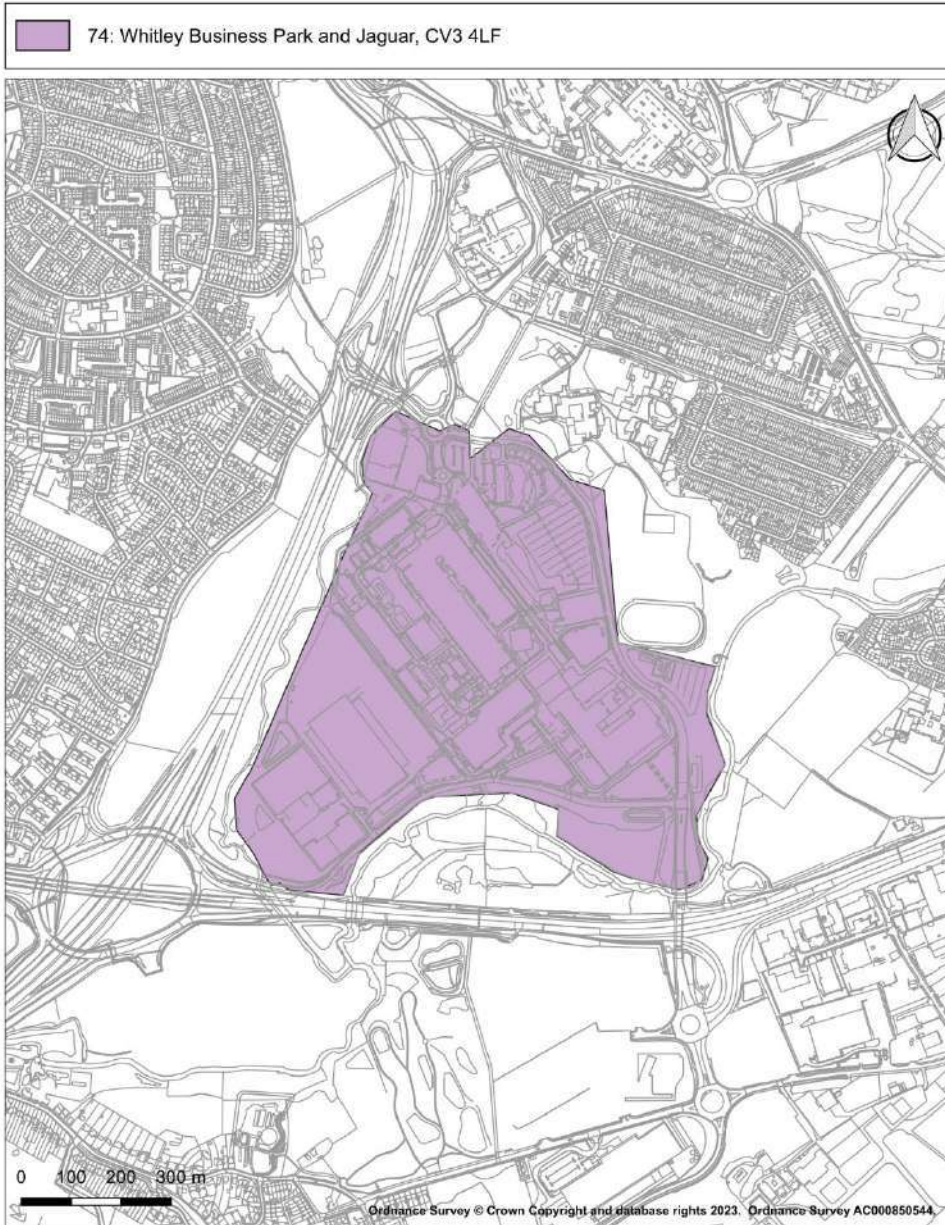


# Coventry Employment Land Review Site Assessment Proforma



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF	Drawn PMG	<b>STRATEGIC PLANNING RESEARCH UNIT</b>  Strategic Planning Research Unit
	SCALE 1:10,000 @ A4	DRWG NO. D02.74	Checked KW	
PROJECT Employment Land Review	JOB NO. WA5326	DRWG TITLE Employment Sites		Ground Floor, V1 - Velocity Lamber Street, Sheffield, S1 4BY T: 0114 228 9190 E: sheffield@dipconsultants.co.uk
	<small>© Crown Copyright and/or Rights. All Rights Reserved. Ordnance Survey, 2023. All Rights Reserved.</small>			

# Coventry Employment Land Review

## Site Assessment Proforma

Site Information					
<b>Site Ref.</b>	75	<b>Site Name</b>	Wickmans Drive		
<b>Area (ha)</b>	2.5	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Wickmans Drive, Banner Park, CV4 9XA			
<b>Site Allocation / Policy Reference (if relevant)</b>		N/A			
<b>Description of Site and Surrounding Area</b>		<p>The site, located in Coventry on Wickmans Drive, is primarily occupied by businesses in Class B8, emphasising its role in logistics and distribution. The units contribute to the site's strong physical condition and existing access. Surrounded by largely residential areas, the site stands out for its potential for expansion, offering room for growth between units and convenient access to transportation routes, such as the nearby A45. While the site's brownfield nature minimises its impact on the local environment, considerations for the SSSI and Green Space 200 meters east are essential.</p>			
<b>Landowner(s) (if known)</b>		Unknown			
<b>Recent Relevant Planning History</b>		No Recent Relevant planning history			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Wickmans Dr, Coventry CV4 9XA	Marchant Cain Group Ltd	Manufacturer	Class B2	
	Wickmans Dr, Coventry CV4 9XA	Carton Edge Ltd	Packing services	Class B8	
	Wickmans Dr, Coventry CV4 9XA	Ardens	Food Supplier	Class B8	
	Wickmans Dr, Coventry CV4 9XA	Gudel Lineartec UK	Equipment Supplier	Class B8	
	Wickmans Dr,	Partners in	Warehouse	Class B8	

# Coventry Employment Land Review Site Assessment Proforma

	Coventry CV4 9XA	Logistics			
	Wickmans Dr, Coventry CV4 9XA	Mitutoyo	Equipment Supplier	Class B8	
	Wickmans Dr, Coventry CV4 9XA	Transtherm	Water Cooler Supplier	Class B8	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is located in Flood Zone 1, indicating minimal risk of flooding.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		The development of the site, while not currently providing specific amenities, is already established. The existing development suggests that the likelihood of offering poor amenities to neighbouring residents is limited.			
<b>Would development of the site have an adverse impact on important landscape features?</b>		Given the industrial developed nature of the site and minimal landscaping, further development will not impact any important landscape features.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		The site has no designated ecological or environmental constraints. Therefore, development on the site is not expected to have an adverse impact on any designated sites or areas of environmental or ecological significance. However roughly 200 meters East of the site is an SSSI and Green Space this needs to be considered but impact should be minimal.			
<b>Can suitable access to the site be provided?</b>		The existing access to the site is strong			
<b>Are there any unique geographical or topographical features at the site?</b>		The site does not benefit from any unique geographical or topographical features.			
<b>Market Appraisal</b>					
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>		A desk-based search (18/1/2024) revealed no units were for sale or to let within the site boundary. The site visit confirmed this.			
<b>Are there any noticeable constraints on potential future development?</b>		The site, whilst mainly occupied, offers room for further expansion, particularly between units. Some of this space helps to provide parking provisions. However, these are ample, and some space could be taken from these.			



# Coventry Employment Land Review

## Site Assessment Proforma

<b>Is there any need for investment in the site?</b>	The site is in good quality there is no immediate need for investment in the site.
<b>How accessible is the site?</b>	The site is accessed via Wickman's Drive this road is wide and allows for vehicles to access the site easily. Parking on the site is ample, making access efficient. The site also benefits from being roughly 2 miles West of the A45.
<b>What is the condition of the site?</b>	The site is in good condition, the units are relatively high quality, and access is strong; the site requires no immediate investment.
<b>What is the quality of the site's surroundings?</b>	Surrounding the site is largely residential; this appears to be a relatively new development. There is no immediate need for investment.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site is in a relatively sustainable location, despite being near a residential area the nature of use means the impact will be minimal; the site also benefits from its proximity to the A45 within 2 miles of the site.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is classified as a brownfield site, indicating that it has a history of prior development. The current use of the site implies relatively minimal implications for redevelopment. It is important to note the SSSI East of the site.
<b>Is the site accessible by public transport?</b>	Roughly 700 meters South of the site on Banner Lane is a bus stop that offers service 6, which offers a direct route to the city centre within roughly 30 minutes.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b>	Given the brownfield nature of the site and the existing industrial use, further development would likely have a limited impact on the local environment and biodiversity. However, the SSSI East of the site should be considered in any future development efforts.
<b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it</b>	The site, primarily comprising Class B8 units, aligns well with the Council's Economic Development Strategy, emphasising high-quality employment space. This classification is particularly suitable for logistics and distribution activities, reflecting the site's alignment with growth sectors and the infrastructure needed for such

# Coventry Employment Land Review Site Assessment Proforma

<p><b>particularly suitable for these sectors?</b></p>	<p>industries.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>The site has potential for residential use, given its proximity to other residential areas. This alternative use could contribute to the overall development goals of the area by addressing housing needs, supporting community growth, and enhancing the mixed-use character of the locality.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site is in proximity to the University of Warwick, which is located 2.7 miles to the South. Additionally, the A45 is only 2 miles away. This geographical proximity to both an educational institution like the University of Warwick and a major road like the A45 suggests potential access to a skilled labour force and convenient transportation routes. The University of Warwick may serve as a source of skilled individuals and could contribute to workforce development for potential employment development in the area. The combination of educational facilities and transportation links enhances the site's potential for attracting and supporting a skilled workforce.</p>

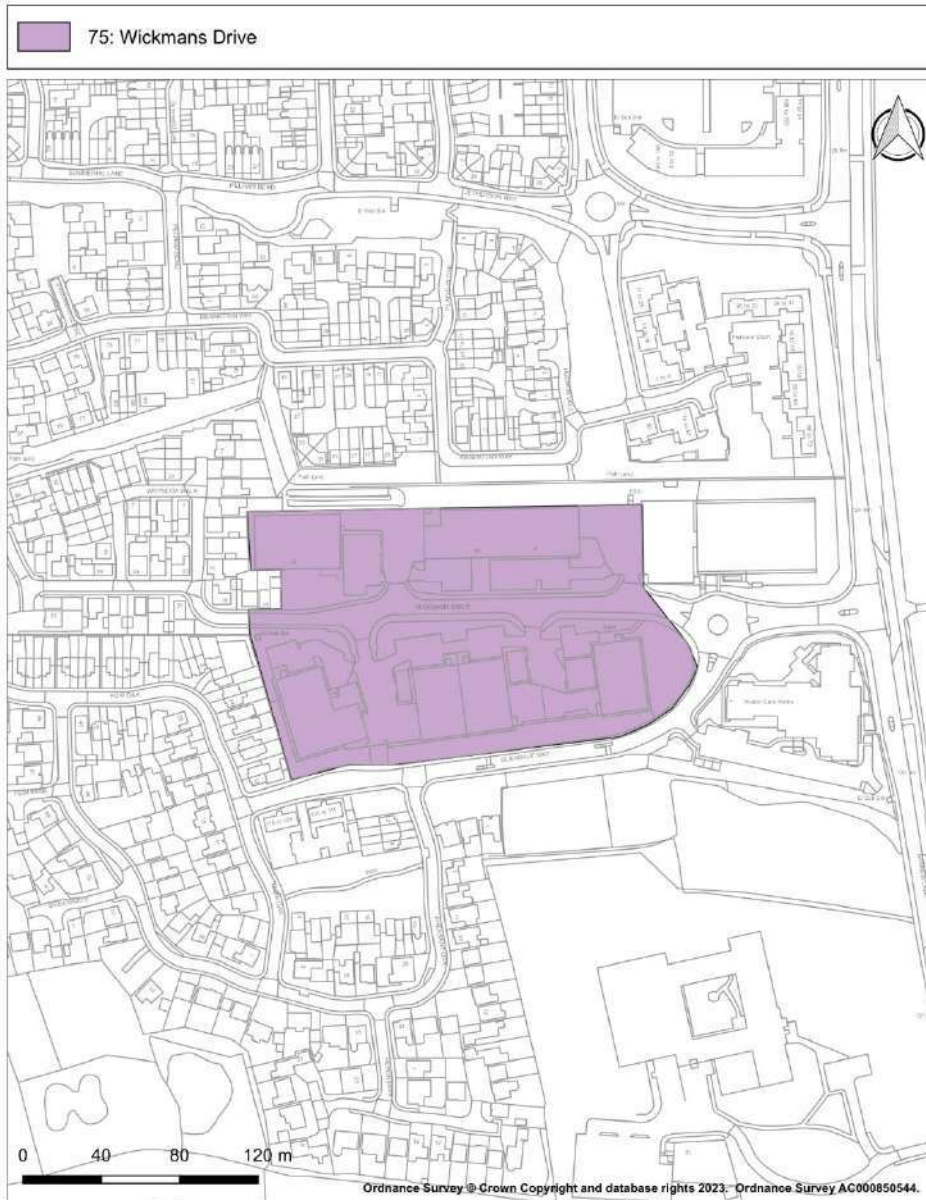
# Coventry Employment Land Review Site Assessment Proforma

## Site Photographs



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	CG REF	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b> Ground Floor, V1, Velocity Tenet Street, Sheffield, S1 4BY t 0114 228 9100 e sheffield@clpcconsultants.co.uk <small>© Crown Copyright and database rights 2023. Ordnance Survey AC000850544.</small>	 Strategic Planning Research Unit
	SCALE 1:2,500 @ A4	DRWG NO. D02.75	Checked KW		
PROJECT Employment Land Review	DRWG TITLE Employment Sites				

# Coventry Employment Land Review Site Assessment Proforma

Site Information						
<b>Site Ref.</b>	76		<b>Site Name</b>	Yelverton Road/Holbrook Lane		
<b>Area (ha)</b>	5.7		<b>Source</b>	Existing Employment Land		
<b>Address / Location</b>			Yelverton Road/Holbrook Lane, CV6 4BG			
<b>Site Allocation / Policy Reference (if relevant)</b>			N/A			
<b>Description of Site and Surrounding Area</b>						
<b>Landowner(s) (if known)</b>			Unknown			
<b>Recent Relevant Planning History</b>			FUL/2021/1360 – Approved - Installation of a modular building to replace the current gatehouse, which would include a new integrated gatehouse, offices and amenities for a period of 260 weeks and a new pedestrian gated entrance.			
Current Site Occupiers						
Unit Ref.	Address		Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Phoenix House, Holbrook Ln, Coventry 4AD	CV6	Tenneco	Manufacturer	Class B2	
	Holbrook Coventry 4AD	Ln, CV6	Zedaxis Engineering Solutions	Engineering	Class B2	
	Holbrook Coventry 4AF	Ln, CV6	Godiva Travel	Vehicle hire	Sui generis	
	Holbrook Coventry 4AF	Ln, CV6	Status Alarms	Security Supplier	Class B8	
	Federal Mogul		Federal-	Research and product	Class E(g)	

# Coventry Employment Land Review

## Site Assessment Proforma

	Controlled Power Ltd, Holbrook Ln, Coventry CV6 4BG	Mogul Controlled Power Ltd	development		
	Holbrook Ln, Coventry CV6 4AD	A One Turning	Industrial	Class B2	
	Venture House, Status Business Park, Holbrook Ln, Coventry CV6 4AF	Nazar Wholesale	Wholesale	Class B8	
	Venture House, Holbrook Ln, Coventry CV6 4AF	TMP Autos Ltd	Vehicle Repair	Class B2	

### Physical Appraisal

<b>Is the site in an area of flood risk?</b>	The site is primarily located in Flood Zone One, indicating minimal risk.
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>	Given the sites current use the impact on residential amenities is likely to be minimal
<b>Would development of the site have an adverse impact on important landscape features?</b>	The site does not benefit from any important landscape features.
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>	The site currently does not face any statutory environmental or ecological constraints.
<b>Can suitable access to the site be provided?</b>	The current access to the site is very limited with poor parking provisions and narrow roads. With correct parking provisions it could be improved
<b>Are there any unique geographical or topographical features at the site?</b>	The site does not have any geographical or topographical features on the site.

### Market Appraisal

# Coventry Employment Land Review Site Assessment Proforma

<p><b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b></p>	<p>A desk-based search (21/12/2023) revealed there were no properties to let or for sale within the site. On the site visit, the area looked fully occupied, although some areas had restricted access.</p>
<p><b>Are there any noticeable constraints on potential future development?</b></p>	<p>The main constraint for future development is the current manufacturing use, which might have caused land contamination requiring assessment. The neighbouring residential development would also need to be taken into consideration.</p>
<p><b>Is there any need for investment in the site?</b></p>	<p>The site is in clear need of investment, it is clear the Tenneco building has been recently developed but the rest of the site is very poor quality.</p>
<p><b>How accessible is the site?</b></p>	<p>The site's accessibility is limited due to constraints on primary access points. Yelverton Road, one of the access routes, is within a residential area where cars parked on both sides restrict access. Additionally, Holbrook Lane onto Black Pad, the other access point, suffers from narrow roads compounded by inadequate parking for smaller industrial units (underneath Holbrook Lane), further constraining accessibility.</p>
<p><b>What is the condition of the site?</b></p>	<p>The condition of the site is poor, with the exception of Tenneco. The units are old, and the site is not very functional, mainly because of the access.</p>
<p><b>What is the quality of the site's surroundings?</b></p>	<p>Surrounding the site is average quality, the housing is relatively well maintained and Holbrook Lane offers access to the A444 within 0.4 miles.</p>
<p><b>Sustainable Development Factors</b></p>	
<p><b>Is the site in a sustainable location?</b></p>	<p>While it's close to the A444, its limited access due to narrow roads and poor parking raises concerns. Environmental impact seems minimal, but its effect on residential amenities should be assessed.</p>
<p><b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b></p>	<p>Given the site is already developed, the site is considered brownfield. The current use means it is likely to have a minimal impact on the redevelopment process. Although the current use for manufacturing could mean the land is contaminated.</p>
<p><b>Is the site accessible by public</b></p>	<p>The nearest bus stop is roughly 40 meters East from the</p>

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<p><b>transport?</b></p>	<p>site on Holbrook Lane; this offers services 3, 56 and 56B, which offer a direct route to Coventry city centre within roughly 10 minutes.</p>
<p><b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures or considerations to mitigate or enhance this impact?</b></p>	<p>Further development of the site is not expected to significantly impact the local environment and biodiversity due to its industrial nature. Although towards the Southern corner of the site, some grass mounds would need to be considered.</p>
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site holds promise in aligning with Coventry City Council's Economic Development Strategy across multiple facets. With existing B2 floorspace catering to manufacturing and engineering, potential upgrades could attract skilled labour, supporting the council's emphasis on these sectors. Enhancing sustainability aligns with the strategy's environmental goals, while the E(g) floorspace could foster the creative and cultural sectors. Developing the site has the potential to create quality jobs, contributing to the council's focus on employment opportunities. Strengthening education within the site's development aligns with the council's broader aim of inclusivity and equal opportunities.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>Given the surrounding industrial estates along Holbrook Lane, an alternative use for the site could be residential development. Transitioning the site primarily to residential spaces would address local housing needs while transforming the area's character. This shift supports community integration by creating a more balanced environment and potentially enhancing the overall liveability of the neighbourhood.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site's accessibility to a skilled labour force by its limited vehicular access due to narrow roads and inadequate parking. Although Coventry College is located 1.7 miles south, offering educational support, the area's current infrastructure limitations might impede easy access to qualified workers. While the site's surroundings suggest a potential for residential development, the existing industrial nature and poor site condition might pose challenges in attracting a workforce suited for diverse employment opportunities. Improving infrastructure and addressing site functionality issues would be crucial to leveraging nearby educational facilities like Coventry College for workforce development in this area.</p>





Strategic Planning Research Unit  
*A specialist team within DLP Planning Ltd*

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## Site Photographs

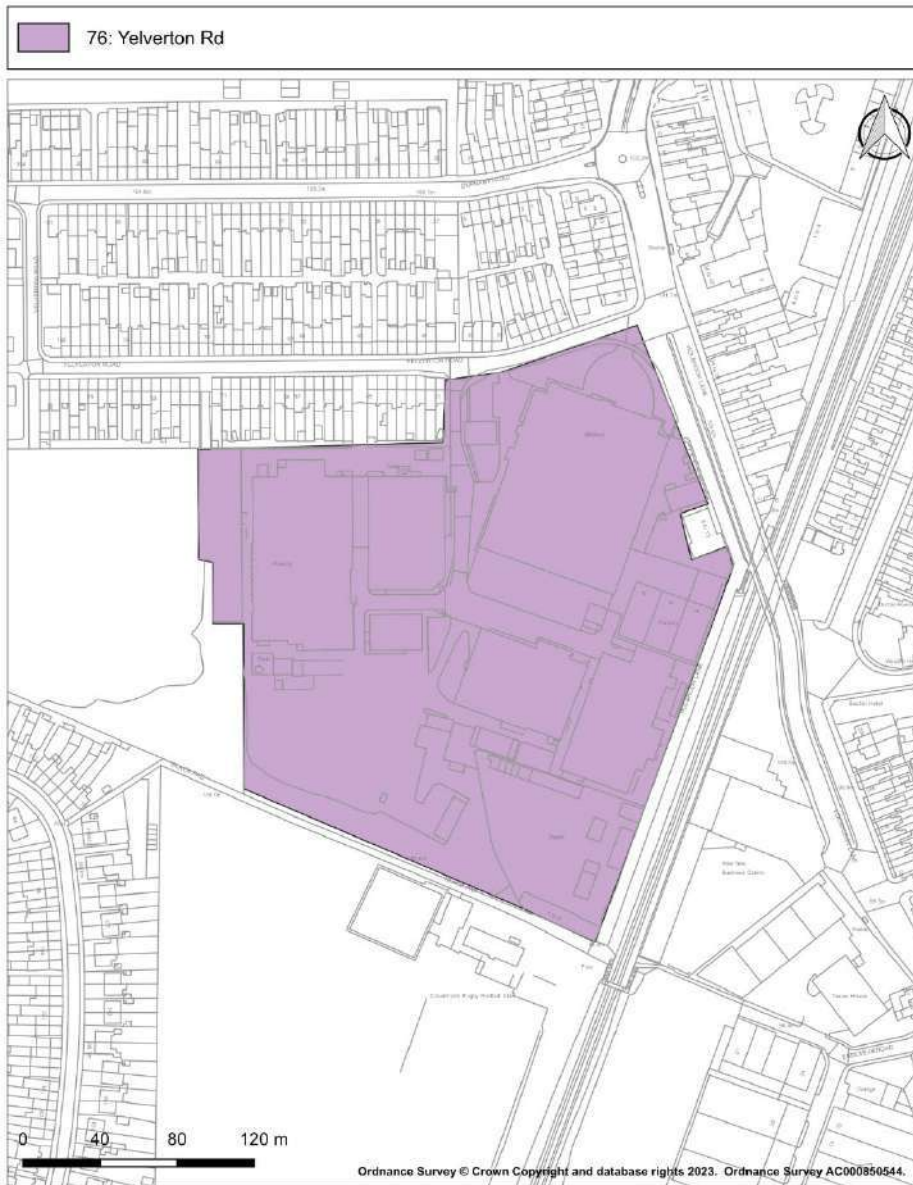


# Coventry Employment Land Review Site Assessment Proforma



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 04.12.2023	OS REF.	Drawn PMG	<b>STRATEGIC PLANNING RESEARCH UNIT</b>  Strategic Planning Research Unit
	SCALE 1:2,500 @ A4	DRWG NO. D02.76	Checked KW	
PROJECT Employment Land Review	JOB NO. WA5326	DRWG TITLE Employment Sites	Ground Floor, V1 - Velocity Rankin Street, Sheffield, S1 4BY t: 0114 228 9190 e: sheffield@dipconsultants.co.uk <small>Information derived from Ordnance Survey, Ordnance Survey, Ordnance Survey, Ordnance Survey, Ordnance Survey</small>	

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Site Information					
<b>Site Ref.</b>	77	<b>Site Name</b>	Premier Exhaust Systems Beresford Avenue		
<b>Area (ha)</b>	3.8	<b>Source</b>	Existing Employment Site		
<b>Address / Location</b>		Beresford Avenue, Coventry CV6 5LZ			
<b>Site Allocation / Policy Reference (if relevant)</b>		F37 – SHELAA (2016) – recommended continued employment use			
<b>Description of Site and Surrounding Area</b>		The site is located north of Coventry City Centre; the A444 runs directly east and north of the site, allowing access to the M6 and making the location accessible. The southern portion of the land is primarily residential. There is a railway line to the west of the site. The site itself is primarily used for manufacturing. The units are of good quality, and there is no immediate need to invest in the site.			
<b>Recent Relevant Planning History</b>		FUL/2018/1850 – Approved - Change of use in part of industrial building to Use Class D1 (non-residential institution) and alterations to existing elevations to replace two doors with full height windows on the north elevation ground floor, removal of one door and blocking up an existing door on the south elevation ground floor, reinstatement of existing windows on the south elevation first floor, a new link between two existing buildings at ground and first floor and a proposed canopy between two existing buildings			
<b>Landowner(s) (if known)</b>		UGC Properties Limited			
Current Site Occupiers					
Unit Ref.	Address	Occupier (or 'vacant')	Business Type	Use Class	Footprint
	Beresford Ave, Coventry CV6 5LZ	Samuel James Engineering	Engineer	Class B2	
	Beresford Ave, Coventry CV6 5LZ	Unipart Manufacturing	Auto Parts Store	Class B2/ Class B8	

# Coventry Employment Land Review

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	Beresford Ave, Coventry CV6 5LZ	Institute For Advanced Manufacturing and Engineering	University Department	Class F1	
	Beresford Ave, Coventry CV6 5LZ	Unipart Powertrain Applications	Manufacturer	Class B2	
<b>Physical Appraisal</b>					
<b>Is the site in an area of flood risk?</b>		The site is located in Flood Zone 1, indicating minimal flood risk.			
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		Given the developed nature of the site any further development is unlikely to cause a poor level of amenity to the neighbouring residents although these should be considered in any future development efforts.			
<b>Would development of the site have an adverse impact on important landscape features?</b>		The site does not have any significant landscape features; the landscaping on the site is minimal, so any further development is unlikely to impact this.			
<b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b>		There are no statutory environmental or ecological constraints within or in close proximity to the site.			
<b>Can suitable access to the site be provided?</b>		The existing access to the site is strong and therefore suitable access could be provided.			
<b>Are there any unique geographical or topographical features at the site?</b>		The site does not benefit from any unique geographical or topographical features.			
<b>Market Appraisal</b>					
<b>What is the market activity on the site (occupancy/vacancy rates etc.)?</b>		A desk-based search (04/03/2024) revealed no properties within the site were for sale or rent.			
<b>Are there any noticeable constraints on potential future development?</b>		The biggest constraint to the site is the size of the site. The only developable land within the site is the car park, given the parking issues on Beresford Avenue this car park should be maintained. The height of the units does not offer			

# Coventry Employment Land Review Site Assessment Proforma

	any potential vertical expansion through mezzanine floors and the site is constrained by the road and railway it borders.
<b>Is there any need for investment in the site?</b>	The site is not in need of any immediate investment, the units are functional and the access is good.
<b>How accessible is the site?</b>	The site is accessible via the A444 and Beresford Avenue. Both accesses are strong, although Beresford Avenue is slightly limited by parked cars. The closeness to the A444 connects the location to the surrounding area. The M6 is also accessible within two miles.
<b>What is the condition of the site?</b>	The site is dated but functional. The units on the site are good quality and serve their purpose. They may require minor updates to ensure the longevity of the site with the introduction of the government's minimum EPC rating.
<b>What is the quality of the site's surroundings?</b>	Surrounding the site is largely residential. This area is well maintained. The only potential need for investment is in some form of parking provision to improve the access from Beresford Avenue.
<b>Sustainable Development Factors</b>	
<b>Is the site in a sustainable location?</b>	The site's proximity to the A444 makes the site a sustainable location. To improve the sustainability of the site the units could be updated to ensure future compliance with minimum EPC ratings.
<b>Is the site a previously developed area (brownfield), or is it primarily a greenfield site? If so, what implications would the site's previous development status have on its potential use and redevelopment?</b>	The site is classified as a brownfield site, indicating that it has a history of prior development. The current use of the site implies relatively minimal implications for redevelopment.
<b>Is the site accessible by public transport?</b>	Roughly 600 metres east of the site on John Wigley Way is a bus stop that offers services 20, 20A and 148 which provide direct access to Coventry City Centre within approximately 9 minutes. Less than a mile north of the site is the Coventry Arena Train Station which offers train services to Coventry City Centre within 8 minutes.
<b>Would further development of the site have an impact on the local environment and biodiversity? Are there any specific measures</b>	Given the brownfield, developed nature of the site, further development would likely have a limited impact on the local environment and biodiversity.

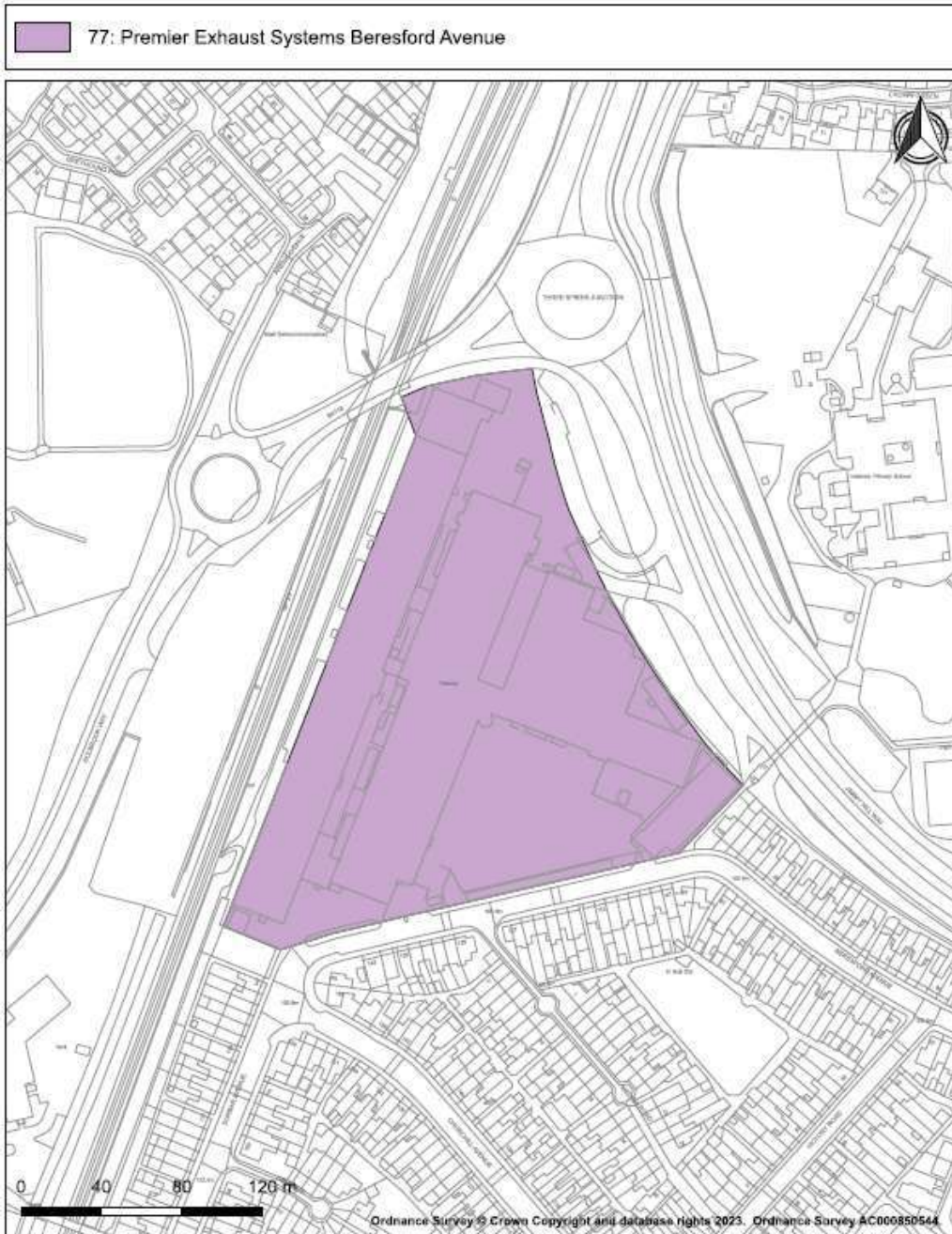
# Coventry Employment Land Review Site Assessment Proforma

<p><b>or considerations to mitigate or enhance this impact?</b></p>	
<p><b>How well does the site align with the growth sectors and industries identified in the Council's Economic Development Strategy? Are there any existing features or infrastructure that make it particularly suitable for these sectors?</b></p>	<p>The site appears to align well with the growth sectors and industries highlighted in the Council's Economic Development Strategy, particularly in its suitability for Class B2/B8 usage, as identified as a need in the Council's 2022 strategy. Existing features or infrastructure on the site likely complement and support this sector, making it a favourable option for the desired development outlined in the Economic Development Strategy.</p>
<p><b>Are there alternative uses for the site, apart from employment, that could be suitable, and if so, how would these alternative uses contribute to the overall development goals of the area?</b></p>	<p>The site's current industrial nature makes it better suited to providing industrial employment land, which aligns with the area's development goals. Given the surrounding environment, if the site were not industrial, its proximity to residential areas could indicate a potential alternative use for residential purposes. However, the site's infrastructure and features are well suited to industrial use.</p>
<p><b>How close is the site to a labour force with the relevant skills and qualifications required for potential further employment development, and are there educational or training facilities in the vicinity that could support workforce development?</b></p>	<p>The site benefits from its proximity to both a university department on-site and Coventry College less than 2 miles away (south), offering potential access to skilled individuals and educational resources for workforce development. Its accessibility to residential areas suggests it could meet employment needs effectively.</p>



# Coventry Employment Land Review Site Assessment Proforma

## Site Plan



CLIENT Coventry City Council	DATE 05.03.2024	OS REF D02.77	Drawn PMG	<b>STRATEGIC PLANNING                  RESEARCH UNIT</b> Ground Floor, V1 - Velocity Terrier Street, Sheffield, S1 4BY t 0114 228 9190 e sheffield@dipconsultants.co.uk <small>© Crown Copyright and database rights 2023. Ordnance Survey 100039100</small>
	SCALE 1:2,500 @ A4	DRWG NO.	Checked KW	
PROJECT Employment Land Review	APP NO WAS326	DRWG TITLE Employment Sites	 Strategic Planning Research Unit	