

## Coventry Employment Land Review

### Site Assessment Criteria

#### Accessibility

<b>Good performance</b>	The site has excellent access to the strategic road and public transportation network, complemented by sufficient on-site parking facilities and good road quality within the site.
<b>Moderate performance</b>	The site has moderately good accessibility from the strategic road and public transport network, with some limitations, but is generally conveniently accessible. The site may have limited on-site parking capacity or moderate road quality within the site.
<b>Poor performance</b>	The site has poor accessibility by car and/or public transport, presenting significant challenges for commuting or logistics, with issues related to on-site parking availability, poor road conditions within the site, or a remote location.

#### Level of Occupancy

<b>Good performance</b>	The site has low vacancy rates with most units occupied, indicating a stable tenant base and proven attractiveness for new occupants. Limited number of units on-site advertised for sale/lease as identified through desk-based searches or site visits, indicating a strong appeal for potential occupants.
<b>Moderate performance</b>	The site has moderate vacancy rates, with a noticeable number of vacant units. Several on-site vacancies observed through desk-based searches or site visits, indicating moderate market performance but potential concerns and room for improvement.
<b>Poor performance</b>	The site experiences high vacancy rates, with many units vacant, raising significant market performance concerns. Evident on-site vacancies identified through desk-based searches or site visits indicating limited market attractiveness and appeal for potential occupants.

#### Sustainability Considerations

<b>Good performance</b>	The site is in a highly sustainable location, defined as being within the city centre, or within 800 metres (approximately a 10-minute walk) from a high-frequency public transport service (bus stop or railway station), or on a designated cycle route. It is close to a labour force with relevant skills. Continued development on the site would likely have minimal impact on the local environment and biodiversity. It aligns well with the Council's Economic Development Strategy by offering good infrastructure that supports sustainable economic growth, including public transport and cycling facilities
<b>Moderate performance</b>	The site is in a moderately sustainable location, which might be just outside the city centre or within 1,200 metres (approximately a 15-minute walk) from a public transport service, with some accessibility to cycle routes. It has reasonable proximity to a skilled labour force. Continued development on the site would have a moderate impact on the local environment and biodiversity. It partially aligns with the Council's Economic Development Strategy, offering potential for sustainable

	development but requiring additional measures to fully support sustainability goals.
<b>Poor performance</b>	The site is in a less sustainable location, such as being more than 1,200 metres from a public transport service and lacking access to cycle routes. It is far from a skilled labour force. Continued development on the site would have significant implications for the local environment and biodiversity. It poorly aligns with the Council's Economic Development Strategy, offering limited support for sustainable economic growth and requiring substantial efforts to improve its sustainability profile.

### Level of Employment Usage

<b>Good performance</b>	The site supports a high density of employment uses, and is predominantly used for Class B2, Class B8, and Class E(g) activities, fostering strong employment provision and economic activity.
<b>Moderate performance</b>	The site has a moderate level of employment provision with a mix of uses, including Class B2, Class B8, and Class E(g) activities but also some non-employment uses such as gyms, fast food and retail, which provides adequate support for job creation and economic activity.
<b>Poor performance</b>	The site currently offers low employment provision and limited usage for employment purposes, with minimal Class B2, Class B8, and Class E(g) activities, providing fewer traditional employment opportunities.

### Need for Investment

<b>Good performance</b>	The site requires little to no additional investment, offering high-quality accommodation, and has sufficient on-site infrastructure, such as well-maintained roads, ample parking facilities, and modern units, that effectively serves the needs of the occupiers.
<b>Moderate performance</b>	The site requires a moderate level of investment for necessary enhancements, with on-site infrastructure, such as roads, parking facilities and units in need of some updating or renovation to better serve the needs of occupiers.
<b>Poor performance</b>	The site necessitates significant investment for major enhancements, with poor on-site infrastructure, such as poor quality roads, inadequate parking facilities, and outdated units in poor condition and not serving the needs of the occupiers effectively.

### Size and Capacity

<b>Good performance</b>	The site is of an ideal size and capacity for meeting the diverse needs of employers, offering space for potential future expansion or intensification of use within the site.
<b>Moderate performance</b>	The site is of an adequate size and capacity, allowing for future growth but with some limitations, and is generally suitable for accommodating new employment uses, with some potential for expansion or intensification.
<b>Poor performance</b>	The site is limited in size and capacity, presenting significant constraints for future development and limited opportunities for accommodating employment growth through expansion or intensification.

Site Ref.	Address	Accessibility	Level of Occupancy	Sustainability Considerations	Level of Employment Usage	Need for Investment	Size and Capacity	Overall Score
7	Binley Business Park, Harry Weston Rd, CV3 2UB	Green	Green	Green	Green	Green	Green	18
21	Coventry Business Park, Herald Avenue, CV5 6UB	Green	Green	Green	Green	Green	Green	18
25	Cyan Park, CV2 4QP	Green	Green	Green	Green	Green	Green	18
45	Lyons Park, Sayer Drive, CV5 9DQ	Green	Green	Green	Green	Green	Green	18
68	Swallowgate Business Park, CV6 4QY	Green	Green	Green	Green	Green	Green	18
71	University of Warwick Science Park, CV4 7EZ	Green	Green	Green	Green	Green	Green	18
74	Whitley Business Park and Jaguar, CV3 4LF	Green	Green	Green	Green	Green	Green	18
73	Westwood Business Park, Westwood Way, CV4 8HS	Green	Green	Green	Green	Yellow	Green	17
54	Parkside, CV1 2TT	Green	Green	Green	Yellow	Green	Green	17
57	RO Airport Retail Park, Pilot Close, CV3 4RR	Green	Green	Green	Yellow	Green	Green	17
67	Stonebridge Trading Estate, CV3 4FG	Green	Green	Green	Green	Yellow	Green	17
14	Burnsall Road Industrial Estate, CV5 6SP	Green	Green	Green	Green	Yellow	Green	17
39	Jaguar Browns lane, CV5 9PF	Green	Green	Green	Green	Green	Yellow	17
48	Meriden Business Park, CV5 9RN	Green	Green	Green	Green	Green	Yellow	17
51	New Horizon Park, Waterman Rd, CV6 5TP	Green	Green	Green	Green	Green	Yellow	17
55	Peugeot HQ, CV3 1ND	Green	Green	Green	Green	Green	Yellow	17
75	Wickmans Drive, Banner Park, CV4 9XA	Red	Green	Green	Green	Green	Green	16
3	Aldermans Green Industrial Estate CV2 2LD	Yellow	Green	Green	Green	Yellow	Green	16
4	Alpha Business Park, Deedmore Rd CV2 1EQ	Yellow	Green	Green	Green	Yellow	Green	16
5	Arches Industrial Estate CV1 3JQ	Yellow	Green	Green	Green	Yellow	Green	16
6	Bilton Industrial Estate CV3 1JL	Yellow	Green	Green	Green	Yellow	Green	16
16	Central City Industrial Estate, Red Lane, CV6 5RY	Green	Yellow	Yellow	Green	Green	Green	16
19	Costco Torrington Avenue, CV4 9AQ	Green	Green	Green	Yellow	Yellow	Green	16
20	Courtaulds, CV6 5NX	Green	Green	Green	Green	Yellow	Yellow	16
23	Cross Point, Parkway, CV2 2SY	Green	Yellow	Green	Green	Yellow	Green	16
32	Foleshill Enterprise Park, CV6 5NX	Green	Green	Green	Green	Yellow	Yellow	16

Colour Coding	Score
Red	1
Yellow	2
Green	3

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40	Kingfield Rd, CV1 4LD	Green	Green	Green	Green	Yellow	Yellow	16
49	Middlemarch Business Park, Siskin Drive, CV3 4FJ	Green	Green	Green	Green	Yellow	Yellow	16
72	Walsgrave Triangle, Paradise Way, CV2 2ST	Green	Yellow	Green	Green	Yellow	Green	16
77	Premier Exhaust Systems Beresford Avenue	Green	Green	Green	Yellow	Green	Yellow	16
56	Prologis Park, CV6 4QJ	Yellow	Green	Yellow	Green	Green	Yellow	15
9	Bishopgate Business Park, Widdrington Rd, CV1 4NA	Yellow	Green	Green	Green	Green	Red	15
27	Earl Place Business Park, Fletchamstead Highway, CV4 9XL	Green	Yellow	Green	Green	Green	Yellow	15
31	Fmr Talon Unit 145 Foleshill Rd, CV1 4LF	Green	Green	Green	Green	Yellow	Red	15
37	Holbrook Lane/Jackson Rd Newport Rd, CV6 4BN	Yellow	Green	Green	Green	Yellow	Yellow	15
38	Holbrook Park Industrial Estate, Kingswood Close, CV6 4AZ	Yellow	Green	Green	Green	Yellow	Yellow	15
41	Land between Bedworth Rd and Oban Rd CV6 6BN	Yellow	Green	Green	Green	Yellow	Yellow	15
50	Naipier Street, CV1 5PR	Green	Green	Green	Green	Yellow	Red	15
58	Rowleys Green Industrial Estate, CV6 6AN	Green	Green	Yellow	Green	Yellow	Yellow	15
70	Torrington Avenue, CV4 9TB	Green	Yellow	Yellow	Green	Yellow	Green	15
8	Binley Industrial Estate, Herald Way, CV3 2SF	Yellow	Yellow	Green	Red	Green	Green	14
10	Blackburn Rd Stonebrook Way, CV6 6LN	Green	Green	Yellow	Green	Yellow	Red	14
13	Broad Street Industrial Estate, CV6 5BE	Red	Green	Green	Green	Yellow	Yellow	14
17	Charter Avenue Industrial Estate, CV4 8AW	Yellow	Green	Yellow	Green	Red	Green	14
18	Chelmarsh, Land East of Highley Drive, CV6 3LT	Yellow	Green	Yellow	Green	Green	Red	14
29	Edgewick Park, Canal Rd, CV6 5RE	Green	Green	Green	Yellow	Yellow	Red	14
34	Hanford Close, CV6 5TL	Green	Green	Green	Yellow	Yellow	Red	14
36	Henley Road Industrial Estate, CV2 1ST	Yellow	Green	Yellow	Green	Yellow	Yellow	14
42	Little Heath Industrial Estate, CV6 7ND	Yellow	Green	Yellow	Green	Yellow	Yellow	14
44	Lower Ford Street/Sky Blue Way, CV1 5PT	Green	Green	Green	Yellow	Yellow	Red	14
46	Lythalls Lane Industrial Estate, CV6 6FL	Yellow	Green	Yellow	Green	Yellow	Yellow	14
60	Seven Stars Industrial Estate, CV3 4LA	Green	Green	Yellow	Green	Yellow	Red	14

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65	Station Street West Business Park, CV6 5BP	Green	Green	Green	Yellow	Yellow	Red	14
69	Three Spires Industrial Estate, Ibstock Road, CV6 6JR	Green	Yellow	Yellow	Green	Yellow	Yellow	14
33	Hales Industrial Estate, Rowleys Green, CV6 6AN	Yellow	Green	Green	Red	Yellow	Yellow	13
59	Sandy Lane Industrial Estate, CV1 4EX	Yellow	Green	Yellow	Green	Yellow	Red	13
64	Stag Industrial Estate, Endermere Rd, CV6 5PY	Green	Yellow	Yellow	Green	Yellow	Red	13
2	Albion Industrial Estate, Endemere Rd, Coventry CV6 5NT	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	12
11	Bodmin Road Industrial Estate, CV2 5DB	Yellow	Yellow	Green	Green	Red	Red	12
30	Fletchamstead Highway Industrial Estate, Canley, Coventry CV4 7BB	Red	Green	Yellow	Green	Yellow	Red	12
12	Broad Lane Trading Estate aka Bestway Distribution, CV4 9GH	Green	Red	Red	Yellow	Red	Green	11
26	Durbar Ave Industrial Estate, CV6 5NN	Yellow	Green	Red	Green	Red	Red	11
47	Melbourne Road, CV1 3HG	Yellow	Green	Yellow	Yellow	Red	Red	11
52	New Inn Bridge CV6 6GS	Red	Green	Yellow	Green	Red	Red	11
53	North Awson St, CV6 5GA	Red	Green	Yellow	Green	Red	Red	11
76	Yelverton Road/Holbrook Lane, CV6 4BG	Red	Yellow	Yellow	Green	Red	Yellow	11
35	Harper Road, CV1 2AP	Red	Green	Yellow	Red	Yellow	Red	10
43	Livingstone Road, CV6 5AR	Red	Green	Red	Yellow	Yellow	Red	10
61	Shakleton Rd, CV5 6HU	Red	Green	Red	Yellow	Yellow	Red	10
62	South of Allied Close, CV6 6GF	Red	Green	Red	Green	Red	Red	10
66	Stoke Row, CV2 4JP	Yellow	Green	Red	Yellow	Red	Red	10
1	Aintree Close CV6 5QD	Red	Red	Yellow	Yellow	Red	Yellow	9
15	Carlton Road, CV6 7FL	Yellow	Yellow	Red	Yellow	Red	Red	9
22	Cromwell/Bright Street, CV6 5EY	Yellow	Yellow	Yellow	Red	Red	Red	9
24	Cross Road Industrial Estate, CV6 5GR	Red	Green	Yellow	Red	Red	Red	9
63	South of Awson St, CV6 5ED	Red	Green	Yellow	Red	Red	Red	9
28	East Street Days Lane, CV1 5LS	Red	Yellow	Red	Yellow	Red	Red	8