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Nuneaton and Bedworth Borough Council



Employment Estate Consultation

Marston Jabbett

(October 2011)

Nuneaton and Bedworth Borough Council carried out a consultation exercise with numerous industrial estates within the Borough. The aim of the consultation was to build upon previous work carried out by the Council which has identified issues within the estates. This consultation sought to gain feedback from businesses on what the key issues are on the estates. The aim of which is to assist the Council in creating an evidence base which it is hoped will assist in helping to overcome some of the issues.

Site Description

Marston Jabbett is around 3ha in size and comprises a number of industrial units in a small hamlet situated to the east of Bedworth town centre. The units are of steel portal frame construction and appear to be relatively modern, catering to the needs of local occupiers. There are some offices near to the site, which appear to have been converted from a former agricultural use. Access to the site is gained, via Marston Lane, however all vehicular access routes are subject to restrictions. To the west of the site is the Coventry Canal; the only crossing point is Marston Bridge, where a 10 tonne weight restriction applies. The only other access is to the east however this is limited by a 12 foot height restriction.

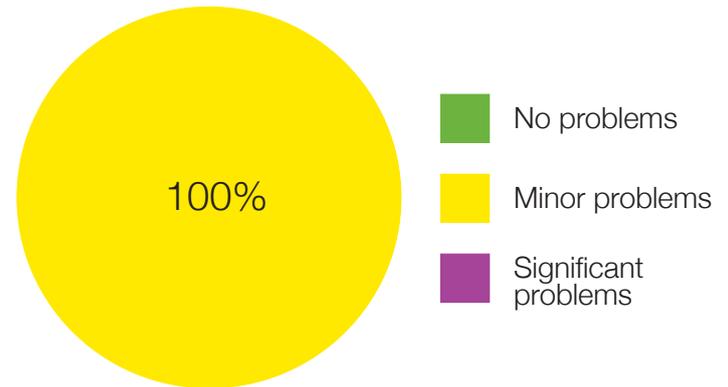
Consultation Response

The Council distributed 52 questionnaires to businesses located at Marston Jabbett. Only one questionnaire was returned giving a response rate of 2%.

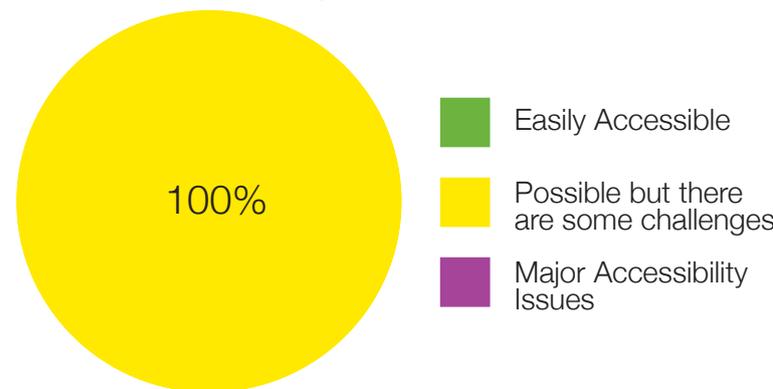
The respondent stated that the road network immediately around the industrial estate presents them/their clients with minor problems, stating the "steady decline of the canal bridge" as the issue. This echoes the comments made in the Council's independent research relating to access to the estate and its conclusion that access to the estate is severely restricted.

The respondent considered that it is possible for staff to access the industrial estate by bus and by foot however there are some challenges. This can be attributed to the estates out of settlement location. Fly tipping was considered to be the top issue within the estate and the estate's remote location to be its best point.

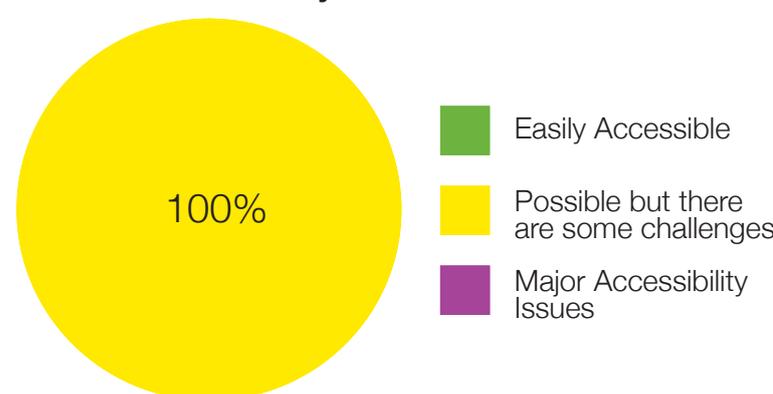
Does the road network, immediately around the industrial estate present you or your clients with any problems?



Do you consider your staff can suitably access the industrial estate by bus?



Do you consider your staff can suitably access the industrial estate by foot?



In summary

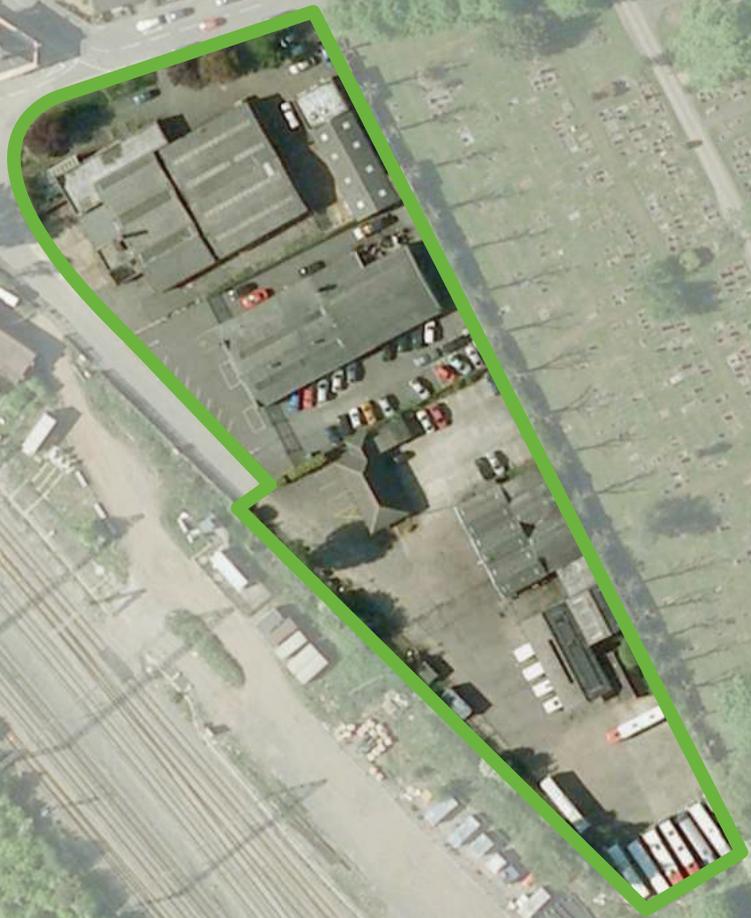
Accessibility to the estate for staff and fly tipping were identified as the key issues within Marston Jabbett Industrial Estate. In taking this forward the Council will seek to focus future work on these areas.

If you wish to be part of any future discussions, or would like to discuss the results further for

Marston Jabbett Industrial Estate

please contact **Ashley Baldwin** (Principal Planning Officer) on **ashley.baldwin@nuneatonandbedworth.gov.uk** or **024 7637 6329**

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Nuneaton and Bedworth Borough Council



Employment Estate Consultation
Oaston Road
(October 2011)

Nuneaton and Bedworth Borough Council carried out a consultation exercise with numerous industrial estates within the Borough. The aim of the consultation was to build upon previous work carried out by the Council which has identified issues within the estates. This consultation sought to gain feedback from businesses on what the key issues are on the estates. The aim of which is to assist the Council in creating an evidence base which it is hoped will assist in helping to overcome some of the issues.

Site Description

Oaston Road is situated to the east of Nuneaton and extends to around 1ha.

Consultation Response

The Council distributed 8 questionnaires to businesses located at Oaston Road. One questionnaire was returned giving a response rate of 13%.

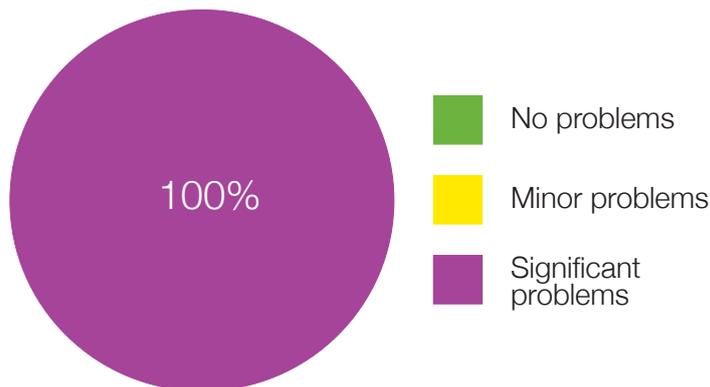
The respondent considered that the road networks within and immediately around the industrial estate presented them/their clients with significant problems. Parked cars and road repairs were cited as a contributing factor.

The respondent considered the appearance and upkeep of the industrial estate to be a minor issue.

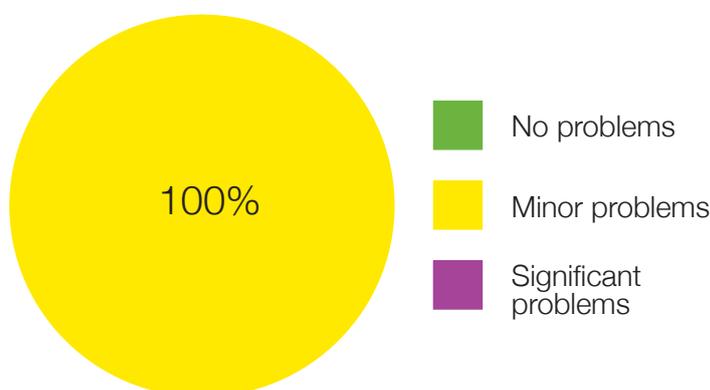
In summary

Accessibility to the estate for staff was identified as the key issue within Oaston Road Industrial Estate. In taking this forward the Council will seek to focus future work on these areas.

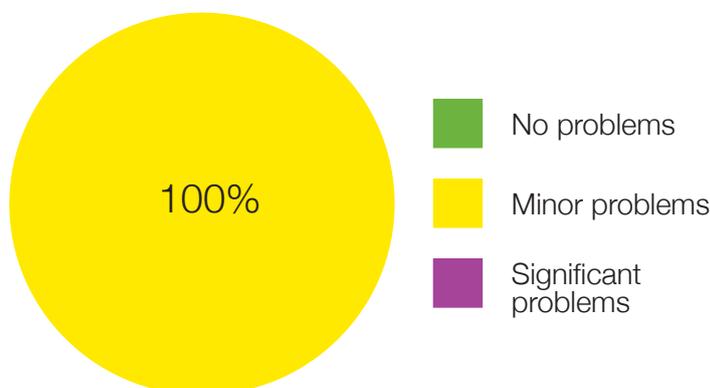
Does the road network within the industrial estate present you or your clients with any problems?



Does the road network, immediately around the industrial estate present you or your clients with any problems?



Do you consider your appearance and upkeep of the industrial estate e.g. streets, footpaths, etc. to be an issue within the industrial estate?



If you wish to be part of any future discussions, or would like to discuss the results further for

Oaston Road Industrial Estate

please contact **Ashley Baldwin** (Principal Planning Officer) on **ashley.baldwin@nuneatonandbedworth.gov.uk** or **024 7637 6329**

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Employment Estate Consultation

Weddington Road

(October 2011)

Nuneaton and Bedworth Borough Council carried out a consultation exercise with numerous industrial estates within the Borough. The aim of the consultation was to build upon previous work carried out by the Council which has identified issues within the estates. This consultation sought to gain feedback from businesses on what the key issues are on the estates. The aim of which is to assist the Council in creating an evidence base which it is hoped will assist in helping to overcome some of the issues.

Site Description

Weddington Road Industrial Estate is situated to the north east of Nuneaton and is accessed off Weddington Road. The estate extends to around 0.7ha.

Consultation Response

The Council distributed 2 questionnaires to businesses located at Weddington Road. One questionnaire was returned giving a response rate of 50%.

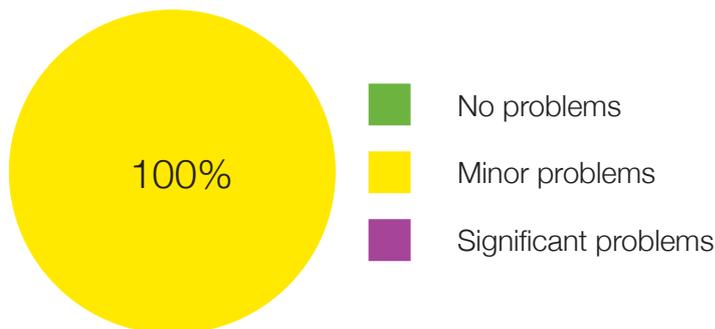
The respondent stated that the road network within the industrial estate presents them/their clients with minor problems. The road network immediately around the industrial estate presents them/their clients with significant problems citing parked cars on both sides of the access road making it difficult for HGVs to access the site.

The respondent stated that they consider that there are major accessibility issues relating to staff being able to suitably access the industrial estate by car. Security on the estate is considered to be a minor issue.

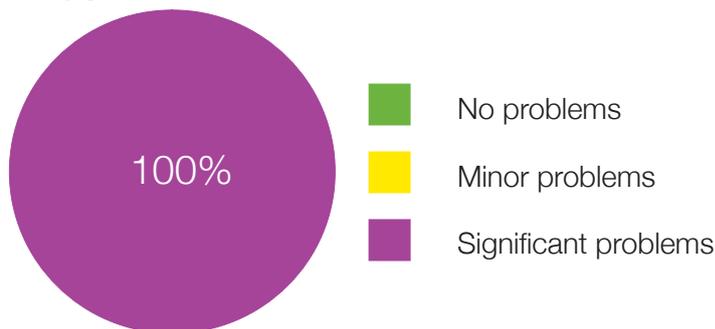
In summary

Accessibility to the estate and security were identified as the key issues within Weddington Road Industrial Estate. In taking this forward the Council will seek to focus future work on these areas.

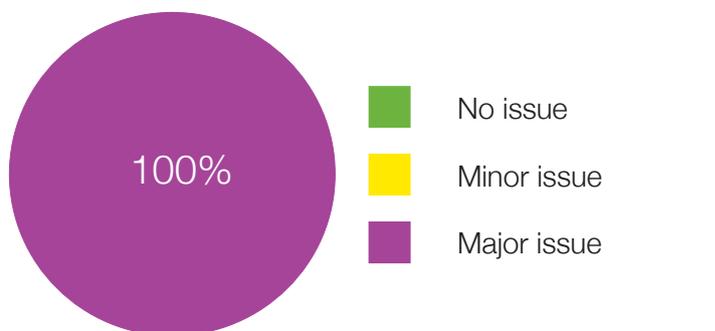
Does the road network within the industrial estate present you or your clients with any problems?



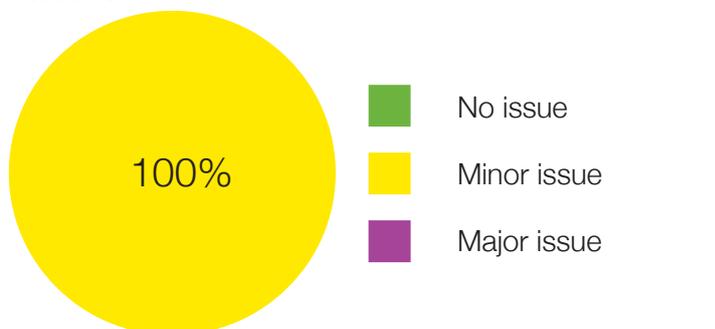
Does the road network, immediately around the industrial estate present you or your clients with any problems?



Do you consider your appearance and upkeep of the industrial estate e.g. streets, footpaths, etc. to be an issue within the industrial estate?



Do you consider security on the estate to be an issue?



If you wish to be part of any future discussions, or would like to discuss the results further for

Weddington Road Industrial Estate

please contact **Ashley Baldwin** (Principal Planning Officer) on ashley.baldwin@nuneatonandbedworth.gov.uk or **024 7637 6329**

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Employment Estate Consultation

Pool Road

(October 2011)

Nuneaton and Bedworth Borough Council carried out a consultation exercise with numerous industrial estates within the Borough. The aim of the consultation was to build upon previous work carried out by the Council which has identified issues within the estates. This consultation sought to gain feedback from businesses on what the key issues are on the estates. The aim of which is to assist the Council in creating an evidence base which it is hoped will assist in helping to overcome some of the issues.

Site Description

Pool Road is around 0.2ha in size and is located in the Camp Hill area to the west of Nuneaton town centre. It is access via Arrow Road to the north which leads to Turtle Bank, or via Hilary Road to the south through mainly residential areas. The Council's independent research identified that there are a variety of buildings in this area, many of which are in poor condition and are nearing the end of their useful economic life. There are also areas used for open storage purposes.

Consultation Response

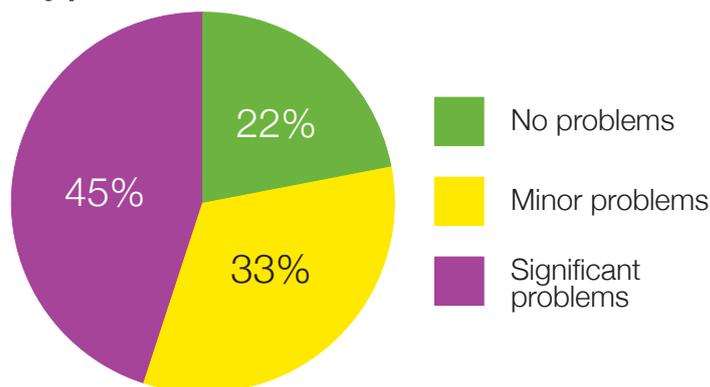
The Council distributed 50 questionnaires to businesses located at Pool Road. Nine questionnaires were returned giving a response rate of 18%.

The majority of respondents stated that the road network within and immediately around the industrial estate presents them/their clients with significant problems citing parked cars and HGVs on narrow roads making it difficult to access the site, potholes, traffic congestion, debris left in the road and HGVs/skip lorries entering the industrial estate at high speed as major issues.

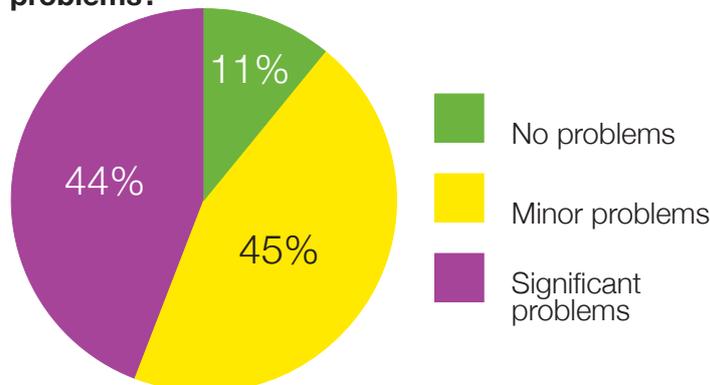
The majority of respondents consider security on the estate to be a major issue. Respondents commented that the site is "never policed", that "there is an ongoing problem with fuel and vehicle theft" and that there have been "two break ins since December".

The respondents considered their top five issues to be security, access issues as a result of inappropriate parking, poor environment, speeding and dust from the recycling yard. The site's proximity to the major road network, community spirit and role providing jobs were highlighted as some of the site's "good points".

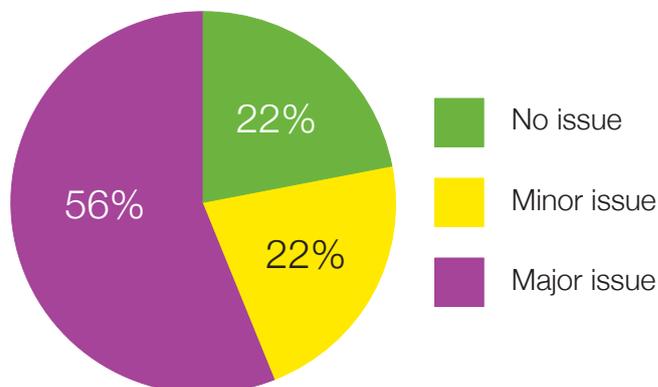
Does the road network, immediately around the industrial estate present you or your clients with any problems?



Does the road network within the industrial estate present you or your clients with any problems?



Do you consider security on the estate to be an issue?



In summary

Accessibility to the estate for staff, general appearance and security were identified as the key issues within Pool Road Industrial Estate. In taking this forward the Council will seek to focus future work on these areas.

If you wish to be part of any future discussions, or would like to discuss the results further for

Pool Road Industrial Estate

please contact **Ashley Baldwin** (Principal Planning Officer) on ashley.baldwin@nuneatonandbedworth.gov.uk or **024 7637 6329**