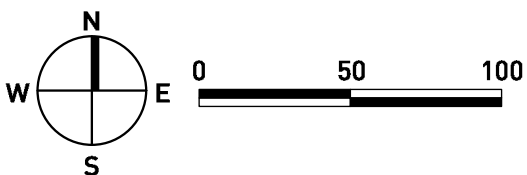
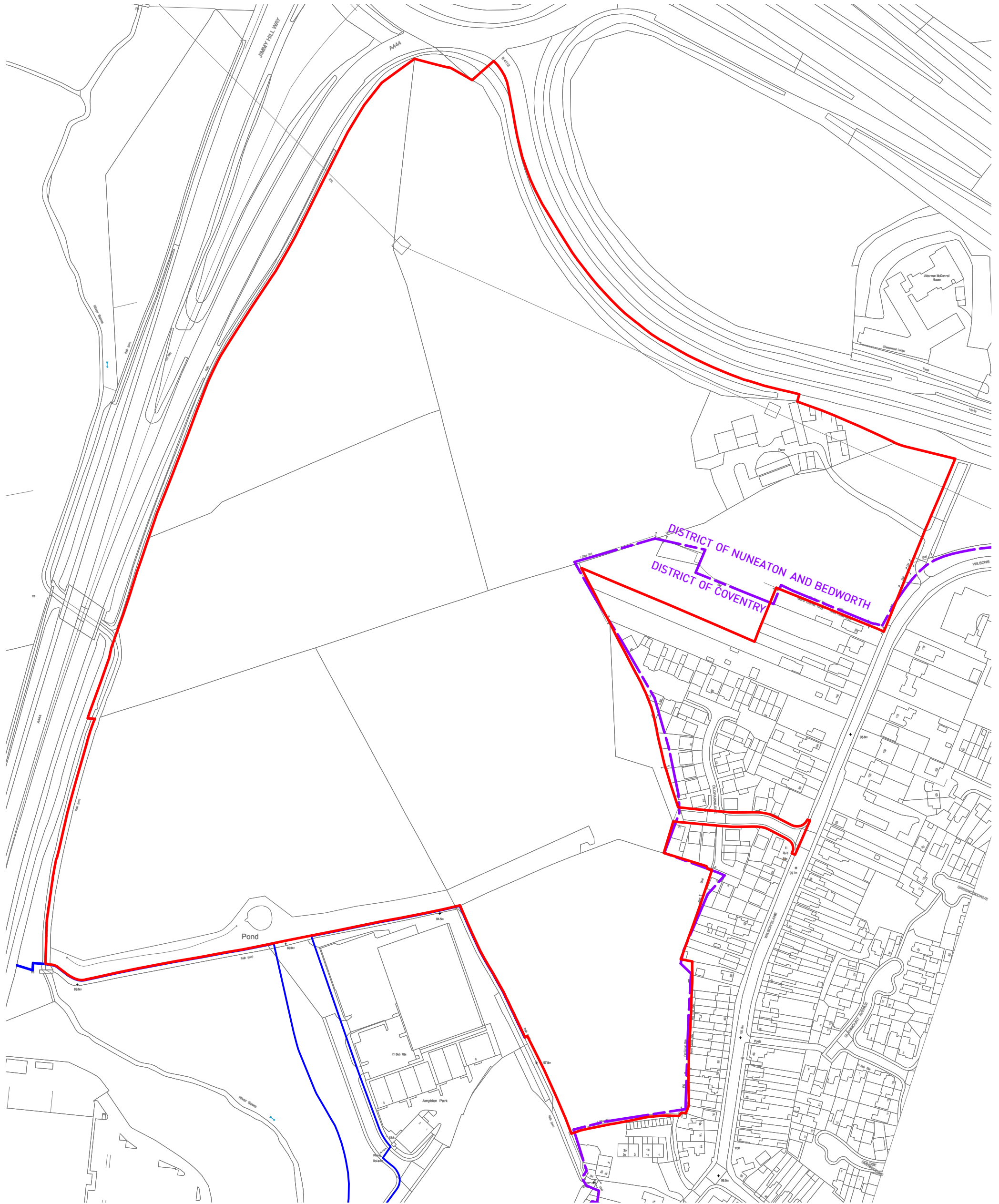



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LEGEND

 SITE BOUNDARY  
23.14 HA / 57.19 ACRES

 GALLAGHER ESTATES LAND  
LIMITED TITLE

# LAND AT WILSONS LANE/ A444, COVENTRY SITE LOCATION PLAN



**SITE WIDE**

RED LINE SITE AREA:- 23.14HA / 57.19AC  
 DEVELOPABLE AREA:- 14.89HA / 36.79AC

Existing alignment of Footpath B25 outside of site.  
 Surface: Tarmac  
 Width: 1.8m

**EMPLOYMENT (AREA 1)**

For the B8 use (area 1) we propose:-

Proposed Use: B8 warehousing with ancillary E(g)(i) office  
 Max FFL: 97.5m AOD  
 Maximum total floorspace: 50,000 sq m  
 Maximum Building Height: Height up to 18m (measured from internal floor slab level)

**EMPLOYMENT (AREA 2)**

For the B2, B8 or E use (area 2) we propose:-

Proposed Use: B2, B8 or E(g)(ii) (with ancillary E(g)(i)) units  
 Max FFL: 99.5m AOD  
 Maximum total floorspace: 5,750 sq m  
 Maximum Building Height: Height up to 13m (measured from internal floor slab level)

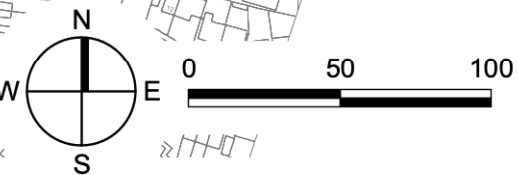
**RESIDENTIAL AREA**

PROPOSED USE: C3  
 NUMBER OF UNITS: UP TO 73  
 PROPOSED UNIT MAX HEIGHT: 9M

GALLAGHER BUSINESS PARK

DISTRICT OF NUNEATON AND BEDWORTH

DISTRICT OF COVENTRY



**LEGEND**

- REDLINE  
23.14HA/57.19ACRES
- EMPLOYMENT (AREA 2)  
2.08HA/5.15ACRES  
UP TO 5,750SQM GFA EMPLOYMENT/  
COMMERCIAL FLOOR SPACE
- 30M OFFSET REQUIREMENT  
FOR EQUIPPED CHILDREN'S  
PLAY PROVISION
- SHARED-USE PATH
- PROPOSED  
RESIDENTIAL  
ACCESS
- PROPOSED EMPLOYMENT  
ACCESS
- RESIDENTIAL  
3.44HA/8.49ACRES  
UP TO 73 DWELLINGS
- EQUIPPED CHILDREN'S PLAY  
PROVISION
- PROPOSED DIVERTED PUBLIC  
RIGHT OF WAY FOOTPATH (B25)  
AND MAINTENANCE TRACK UP  
TO ATTENUATION POND
- FOOTPATH
- PEDESTRIAN/CYCLIST ACCESS
- EMPLOYMENT  
EMERGENCY  
ACCESS
- EMPLOYMENT (AREA 1)  
8.91HA/22.02ACRES  
UP TO 50,000SQM GFA EMPLOYMENT/  
COMMERCIAL FLOOR SPACE
- GREEN INFRASTRUCTURE
- EXISTING PUBLIC RIGHT OF  
WAY FOOTPATH
- PROPOSED  
MAINTENANCE TRACK
- MAINTENANCE ACCESS  
TO SOWE MEADOWS

**LAND AT WILSON'S LANE/ A444, COVENTRY  
 LAND USE PLAN**



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