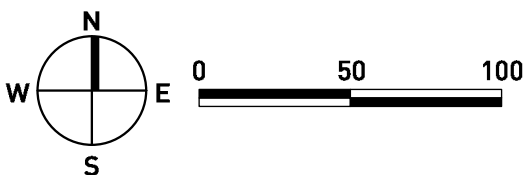
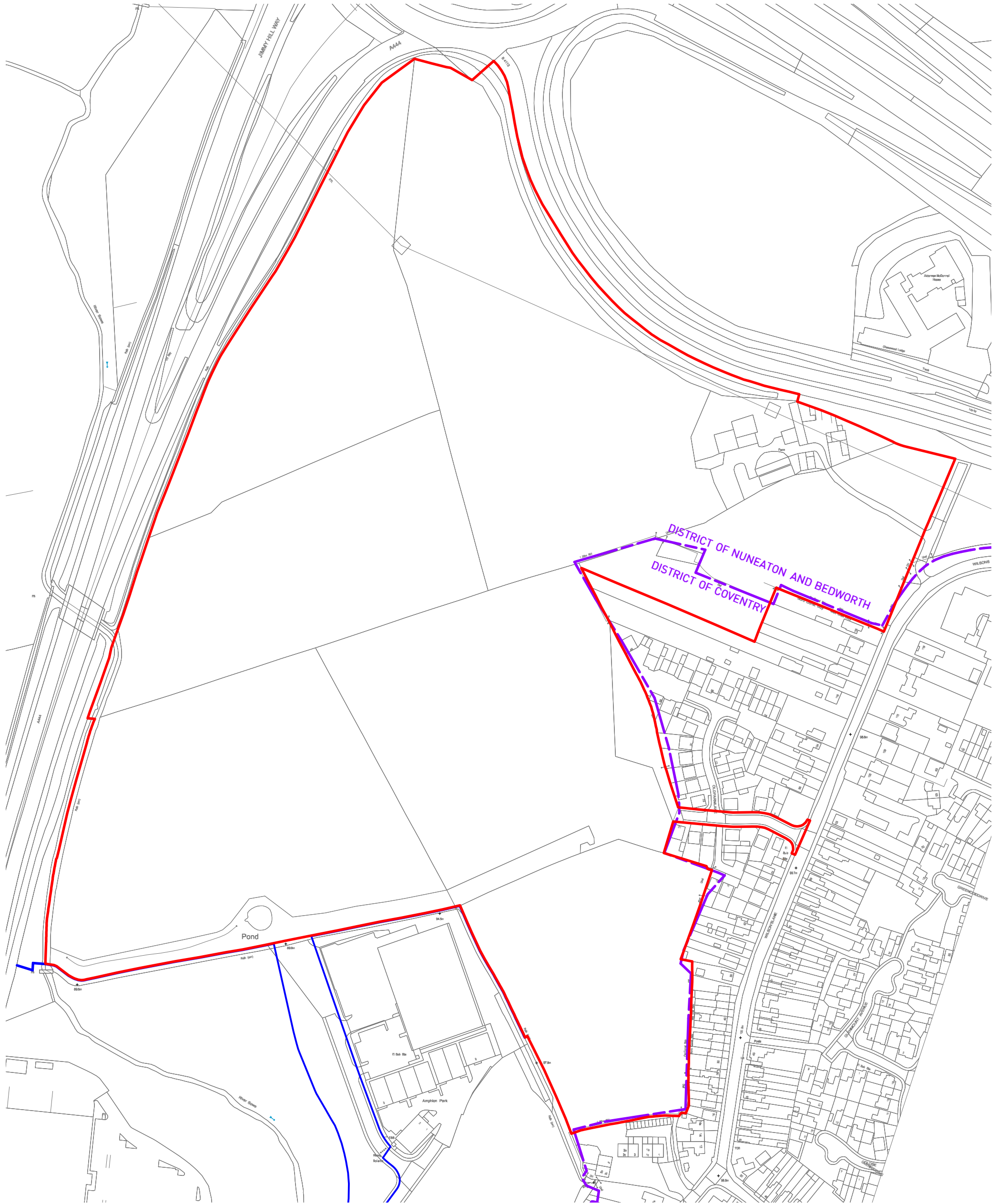



Copyright Pegasus Planning Group Ltd. Crown copyright. All rights reserved. Ordnance Survey Copyright. Licence number 10002093. Promap Licence number 10002049. EngageSite Licence number 0100031673. Standard OS licence rights conditions apply. Pegasus accepts no liability for any use of this document other than for its original purpose, or by the original client, or following Pegasus express agreement to such use. 101285 441717 www.pegasusgroup.co.uk



LEGEND

 SITE BOUNDARY
23.14 HA / 57.19 ACRES

 GALLAGHER ESTATES LAND
LIMITED TITLE

LAND AT WILSONS LANE/ A444, COVENTRY SITE LOCATION PLAN



KEY PRINCIPLES

1. PROPOSED VEHICULAR ACCESS OLD FARM LANE VIA WILSONS LANE (EXCLUSIVELY FOR THE RESIDENTIAL ELEMENT) AND THE B4113 (EXCLUSIVELY FOR THE EMPLOYMENT LAND ELEMENT VIA A SIGNALISED JUNCTION);
2. CONTROLLED ACCESS TO EMPLOYMENT UNITS;
3. PROPOSED EMPLOYMENT PARKING, INCLUDING EMPLOYEE DROP OFF/PICK UP AREAS;
4. PROPOSED RESIDENTIAL DEVELOPMENT SET BACK FROM EXISTING AND PROPOSED EMPLOYMENT BUILDINGS;
5. LANDSCAPE BUFFER BETWEEN PROPOSED AND EXISTING DEVELOPMENT;
6. CONTINUATION OF EXISTING URBAN FORM;
7. BUILDINGS WITH OUTWARD FACING VIEWS CREATING NATURAL SURVEILLANCE, AND ROAD NETWORK DESIGNED IN ACCORDANCE WITH MANUAL FOR STREETS AND USED FOR CYCLE ACCESS;
8. MAINTENANCE ACCESS TO SOWE MEADOWS;
9. PROPOSED DIVERTED PUBLIC RIGHT OF WAY;
10. PROPOSED SHARED PEDESTRIAN, CYCLE AND EMERGENCY ACCESS, WITHIN A 10.5M WIDE CORRIDOR;
11. SUSTAINABLE URBAN DRAINAGE;
12. EXISTING WATER MAIN DIVERTED WITH 10M OVERALL EASEMENT ZONE;
13. OVERHEAD CABLES WITH 50M OVERALL EASEMENT ZONE.
14. LANDSCAPE, ECOLOGY AND FLOOD BETTERMENT ENHANCEMENT AREA; AND
15. EQUIPPED CHILDREN'S PLAY PROVISION.



KEY	
	REDLINE 23.14HA/57.19ACRES
	L&Q ESTATES LAND LIMITED TITLE
	RESIDENTIAL DEVELOPMENT UP TO 73 UNITS
	PROPOSED RESIDENTIAL ACCESS
	PROPOSED EMPLOYMENT CIRCA 55,750 SQM
	INDICATIVE PROPOSED LANDSCAPE (refer to Landscape Strategy provided by CSA Environmental)
	EXISTING LANDSCAPE (refer to Landscape Strategy provided by CSA Environmental)
	PROPOSED DIVERTED PUBLIC RIGHT OF WAY FOOTPATH (B25) UP TO 3M WIDE
	EXISTING PUBLIC RIGHT OF WAY FOOTPATH UP TO 3M WIDE
	SHARED-USE PATH 3M WIDE
	FOOTPATH 1.8M WIDE
	PROPOSED MAINTENANCE TRACK 3M WIDE
	275KV OVERHEAD CABLES WITH EASEMENT ZONE
	LOCAL AUTHORITY BOUNDARY LINE
	ILLUSTRATIVE WATER MAIN DIVERSION WITH EASEMENT ZONE
	NOISE MITIGATION
	EXISTING SURFACE WATER DRAINAGE
	MAINTENANCE ACCESS TO SOWE MEADOWS 6M WIDE
	NATIONAL GRID PYLON EASEMENT FROM CENTRE OF PYLON 9
	EQUIPPED CHILDREN'S PLAY PROVISION.
	PROPOSED EMPLOYMENT ACCESS
	EMPLOYMENT EMERGENCY ACCESS
	PEDESTRIAN/CYCLIST ACCESS

LAND AT WILSON'S LANE/ A444, COVENTRY ILLUSTRATIVE MASTERPLAN



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)

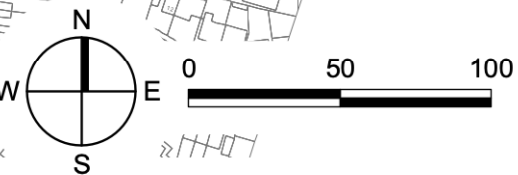
RESIDENTIAL AREA

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
- 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
- GREEN INFRASTRUCTURE
- EXISTING PUBLIC RIGHT OF
WAY FOOTPATH
- PROPOSED
MAINTENANCE TRACK
- EMPLOYMENT
EMERGENCY
ACCESS
- MAINTENANCE ACCESS
TO SOWE MEADOWS

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



Copyright Pegasus Planning Group Ltd. Crown copyright. All rights reserved. Ordnance Survey Copyright Licence number 100042093. Promap Licence number 100020449. Emphasis Licence number 0100031673. Standard OS licence rights conditions apply. Pegasus accepts no liability for any use of this document other than for its original purpose, or by the original client, or following Pegasus' express agreement to such use. T: 01285 441717 www.pegasusgroup.co.uk