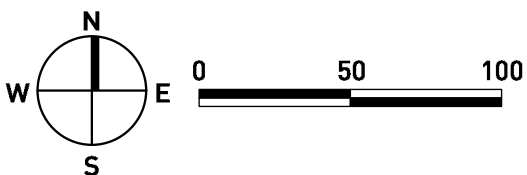
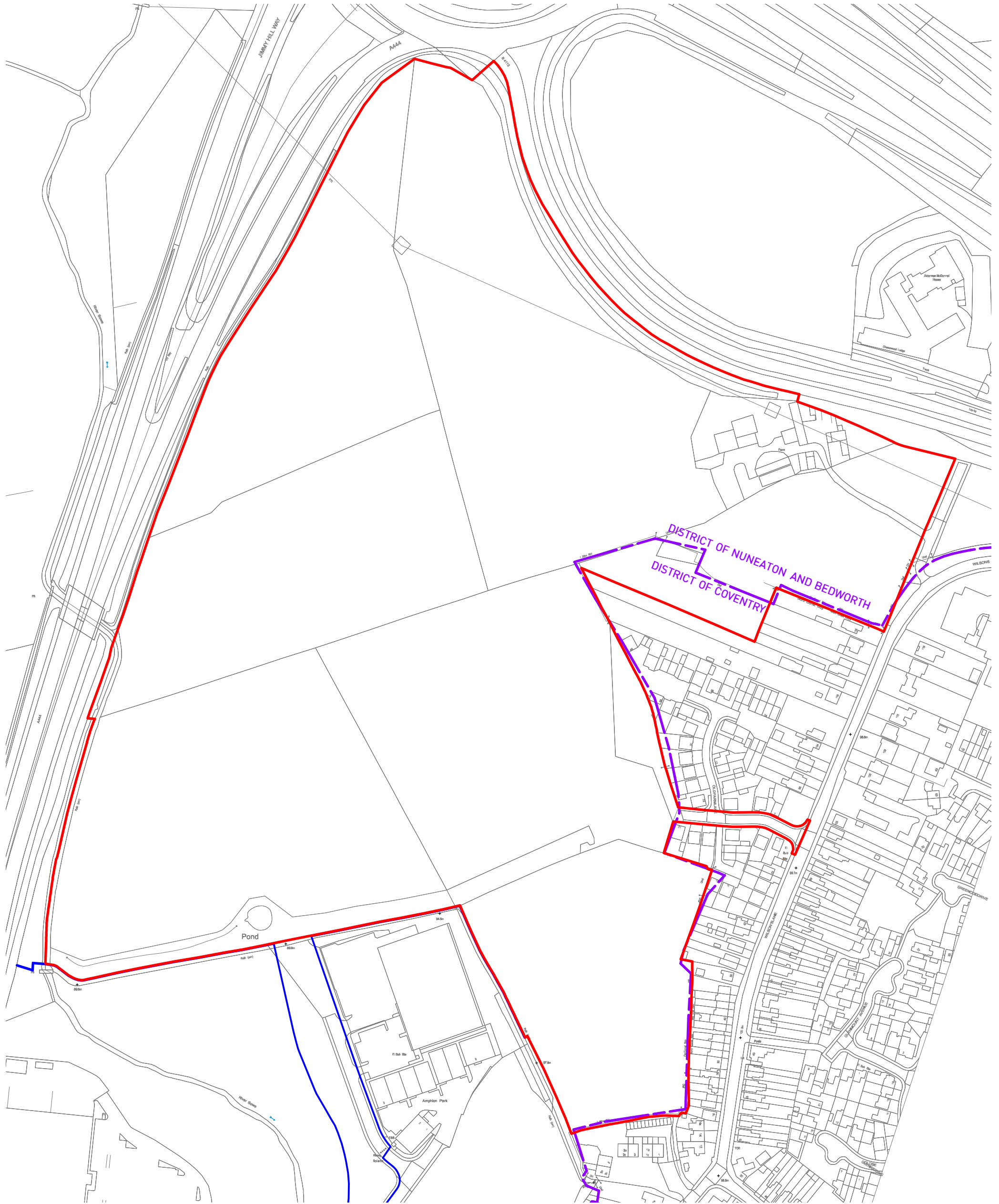



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LEGEND

 SITE BOUNDARY  
23.14 HA / 57.19 ACRES

 GALLAGHER ESTATES LAND  
LIMITED TITLE

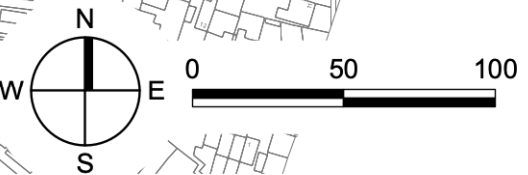
# LAND AT WILSONS LANE/ A444, COVENTRY SITE LOCATION PLAN





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

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)

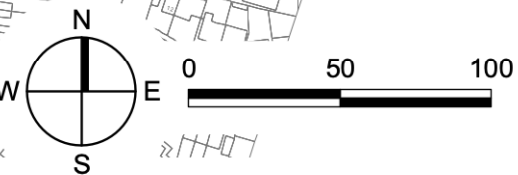
**RESIDENTIAL AREA**

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
- 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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