

COVENTRY GATEWAY WEST



MARCH 2023



Site Location

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The Case for Development at Coventry Gateway West

This vision document has been prepared to support the promotion of development at Coventry Gateway West, in response to the Council's masterplanning framework for land to the north and east of Kenilworth / South of Coventry. The evidence provided within this document is hoped to provide useful evidence to inform the preparation of the South Warwickshire Local Plan ('SWLP') and the wider masterplanning of the area.

1a. Coventry Gateway West

RPS has been instructed by Lenco Investments (Lenco) to promote its freehold land interests on land referred to in this document as Coventry Gateway West. The site provides a strategic development opportunity to the South of Coventry which is well related to the existing and planned strategic development growth on the southern side of Coventry.

The site is located within Warwick District yet is very close to Coventry's administrative boundary and a major sub-regional employment base. The area immediately to the South of Coventry has experienced significant development growth and investment and Lenco's proposals will provide a genuine opportunity to refocus the continued growth in this area. Whilst the Gateway West site is being promoted through the joint local plan review process of both authorities, the vision presented in this document demonstrates how the site can integrate with the committed development in the area and utilize the existing road infrastructure which enables direct access onto the A45 Stonebridge Highway, negating any requirement for road access through Baginton Village.

Lenco is fully engaged with the process and open to discussions to work with the Council and wider stakeholders, to agree how the site could come forward. High level concept

masterplanning is presented in this document illustrating how the 50-hectare site could be developed for either residential or for commercial business park site and Lenco is very keen to see the delivery of a suitable and sustainable development which provides tangible benefits for the growth of the wider masterplan area.

1b. The Study Area Southern Side of Coventry

The suitability and necessity for strategic growth on the southern side of Coventry has been addressed by the Warwick District Council at its Cabinet in April 2022. Through this process, the Council has identified a study area that broadly incorporates all land to the immediate north and east of Kenilworth/south of Coventry, lying predominantly within the administrative boundary of Warwick District.

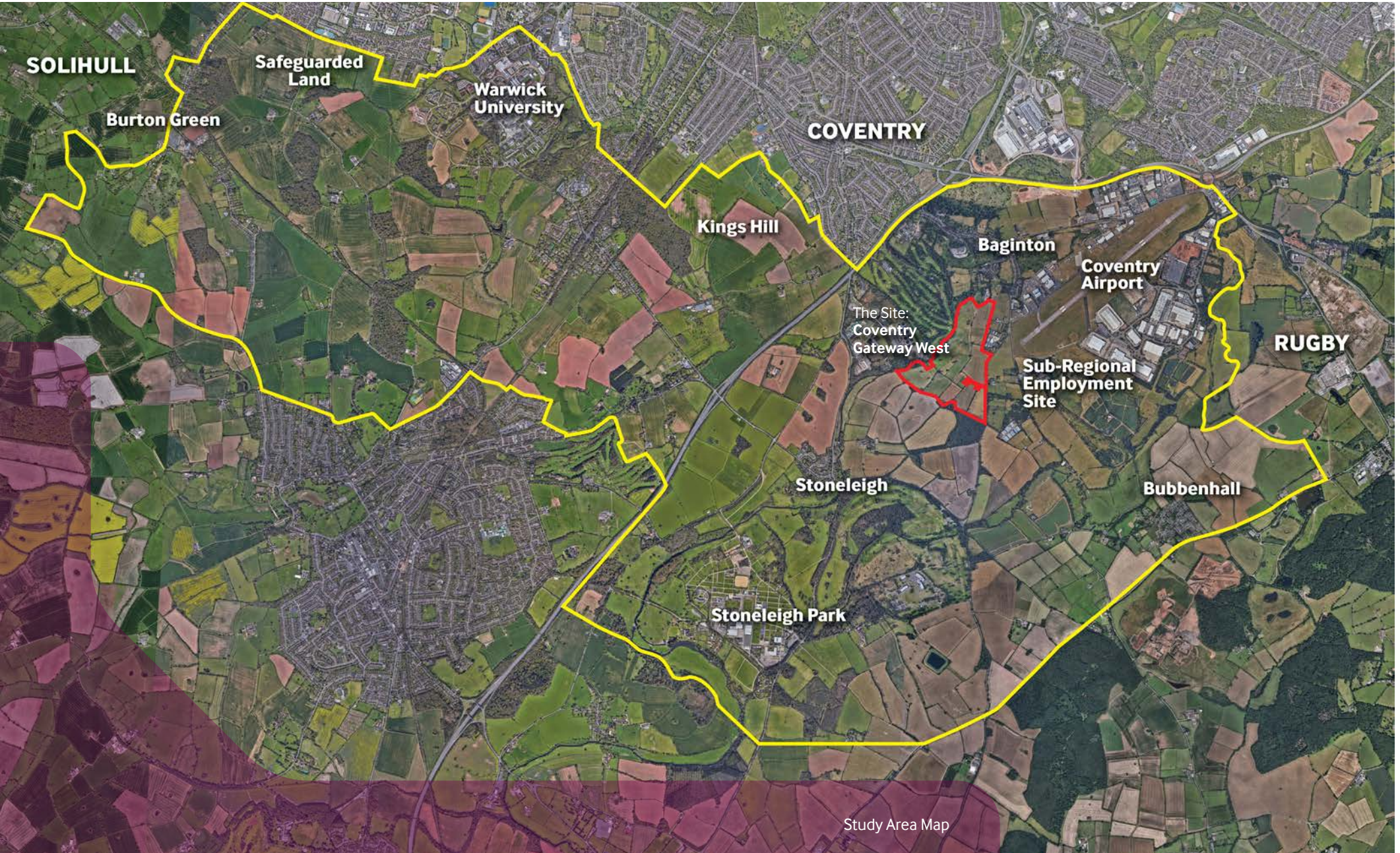
This Gateway West site is located in the northeast of the study area, with the extent of the Study Area identified as shown on the plan the opposite page.

The Cabinet report indicates that joint wider masterplanning work for the area will enable all parties to collectively

understand and consider the significant opportunities as well as challenges in the area. This will include how improvements and linkages can be made to green infrastructure across the area and how more robust business cases for projects and proposals which local authorities are seeking to deliver (particularly in terms of infrastructure) can be developed. The report notes:

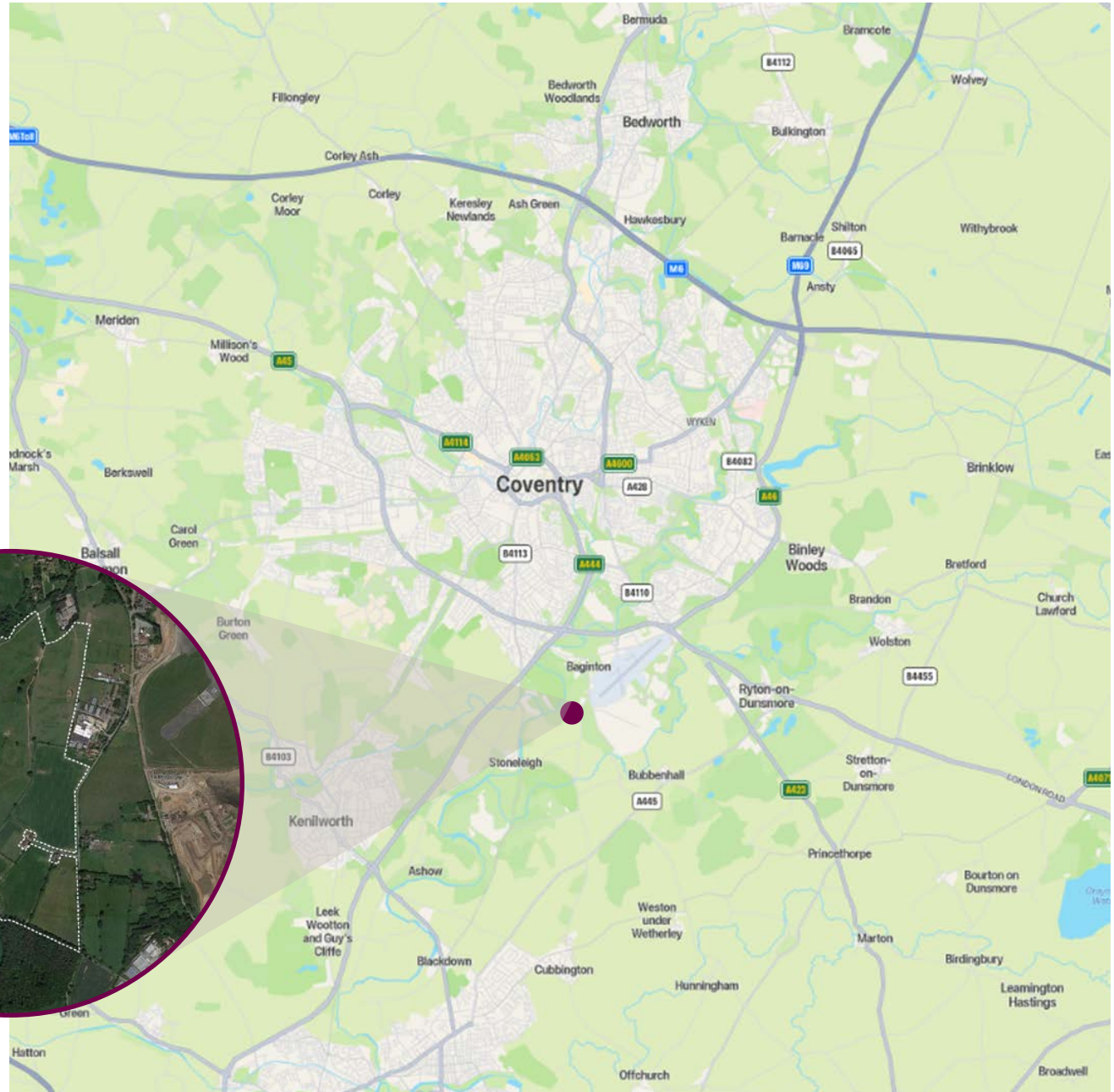
"The masterplanning, whilst not predetermining any decisions relating to the development strategy in the emerging South Warwickshire Local Plan, will provide useful evidence to inform the preparation of the Plan".

The Council, so Lenco is advised, has committed to masterplan work at a strategic scale to identify the various planned and emerging developments in the area, sharing information with the respective partners and statutory consultees to inform the emerging masterplan work. The evidence presented in this document demonstrates the inherent suitability of this site which is in a single land ownership for development at the scale proposed by providing an analysis of various technical issues and demonstrates alignment with the eight purposes of the masterplanning process as set out in the Cabinet Report from April 2022.



1c. Strategic Site Location

The site comprises of a single parcel of land that sits to the south of Coventry, located within the Warwick District. The A45/A46 is in close proximity to the site, via the extensive strategic highway works completed as part of the Whitley South scheme and provides a direct onward connection to the strategic highway network. The proximity of the strategic highway network offers connections to further afield i.e., Rugby, Leicester, Birmingham, or London. Near the site, the Coventry and Warwickshire Gateway Scheme is under construction and proposed as part of a strategy for growth and its £250 million investment will create up to 14,000 jobs on land to the north and south of Coventry Airport. The Gateway South development forms the southern part of a strategic sub-regional employment allocation and includes areas for new built development, areas for strategic landscape and open space. Evidently, this Gateway West site is well placed as a development site, there is a widespread commitment to growth and economic development across the wider Coventry and Warwickshire area. The need to support economic growth through the provision of high-quality land where businesses can grow and invest or where people can live, is well rehearsed.

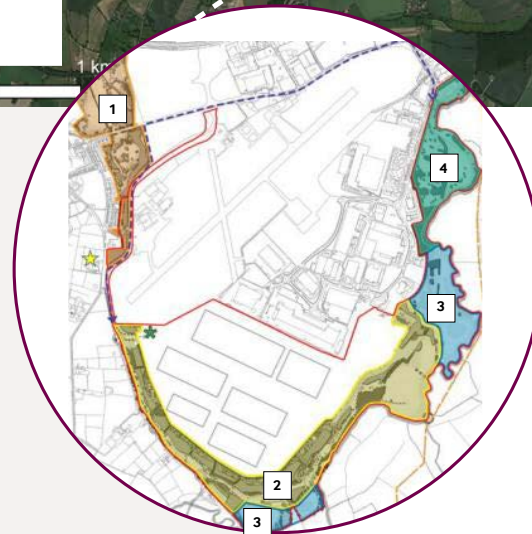
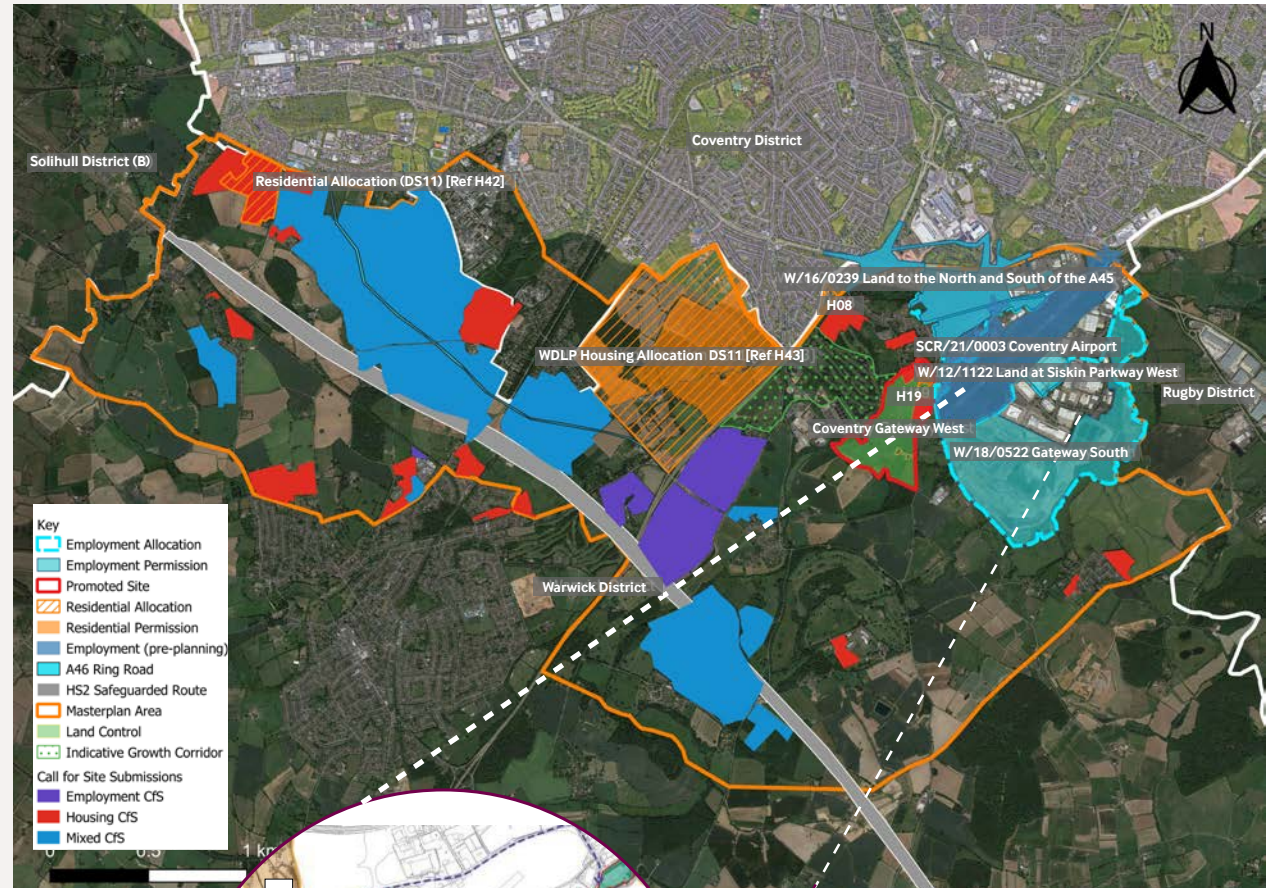


1d. Development growth to the south of Coventry

The April 2022 Cabinet Report acknowledges at the present time there are many developments that are being implemented and new potential projects emerging, these include several major housing and employment sites allocated through the adopted Warwick District Local Plan (2011-2029) and major employment sites/institutions with growth aspirations (University of Warwick and Stoneleigh Park) as well as HS2. It also acknowledges several planned or potential schemes under consideration including the Gigafactory at Coventry airport and the A46 strategic link road and sustainable transport proposals. The Cabinet Report acknowledges the importance of working with partners to develop a shared vision to the area:

It is important to explore with partner organisations how we can work together to better understand and plan this important area. We are proposing that we work collaboratively with partners to develop a strategic masterplan framework for the area.

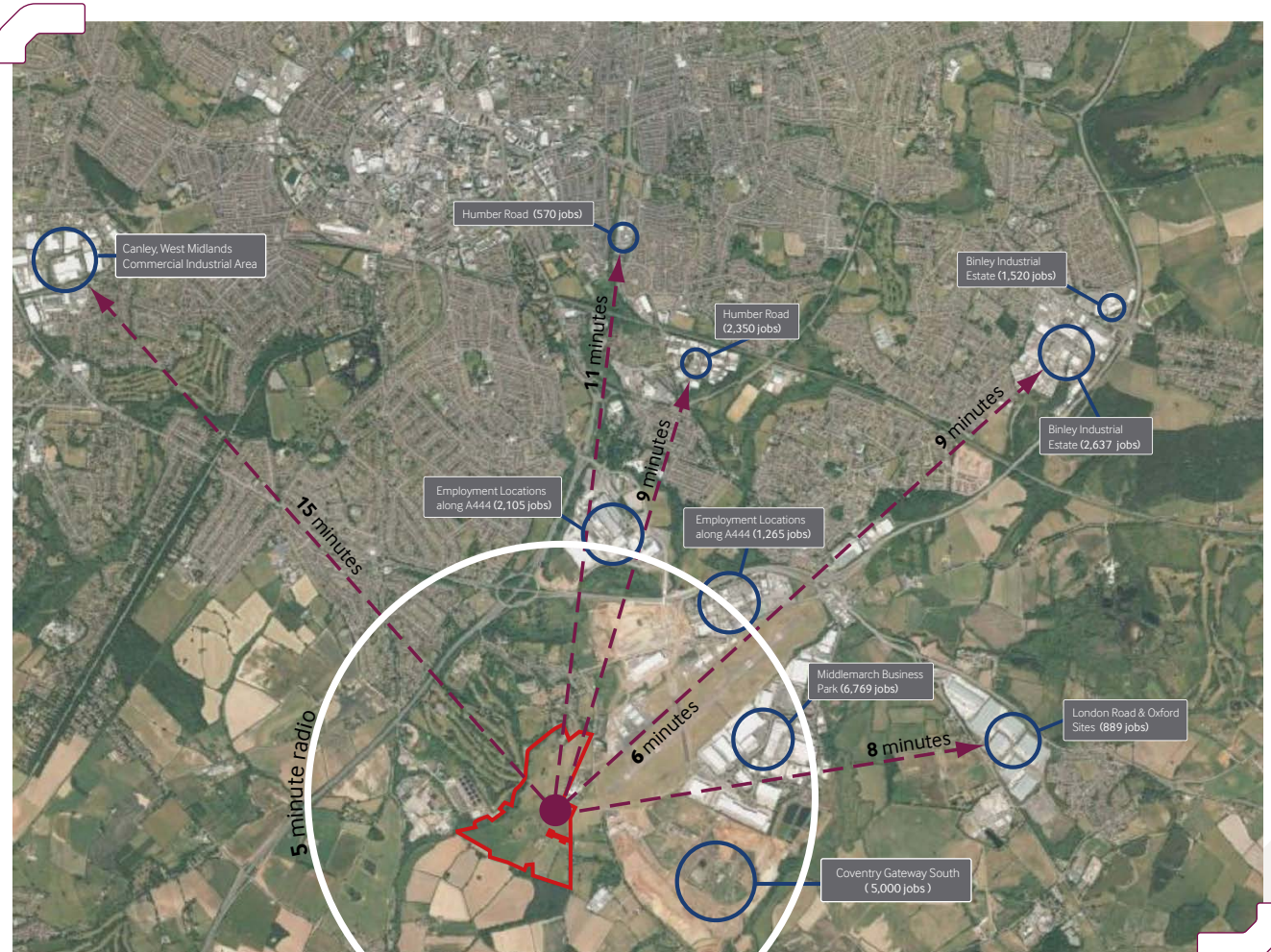
The plan opposite shows the various planned and emerging developments in the surrounding masterplan area, including the first round of Call for Sites submissions. On the opposite side of Coventry Road to the southeast, outline planning permission was granted on 07/10/19 (ref. W/18/0522) for the comprehensive redevelopment of land south of Coventry Airport. This included industrial units, storage and distribution, footpaths and cycle routes, the creation of open space in a Community Park and sports pitches. The submitted Community Park Strategy (November 2017) highlighted the landscape character areas 'Woodland Walks' as opposite the Site, refer to Community Park Strategy W/18/0522 (right). At Coventry Airport, outline planning permission was granted 20/03/22 (ref. W21/1370) for a battery manufacturing facility. This clearly presents this Gateway West site as well placed adjacent to the strategic development Coventry Southern Gateway Site and the proposed substantial redevelopment of the airport site.



- 1 Baginton East Parkland (mostly part of Whitley South planning approval)
- 2 Gateway South Woodland Walks
- 3 Avon Wetlands
- 4 Middlemarsh Sanctuary
- Community Park Site Office Location (approx)
- Other Existing and Proposed Routes creating a Circular Route
- Existing Public Right of Way (PROW)

1e. Proximity to strategic employment locations

The site is well placed given the creation of employment opportunities due to the close proximity with Sub-Regional Employment Allocation (DS16). The Housing and Economic Development Needs Assessment (HEDNA) evidence supporting the SWLP recognises the link between jobs and housing, and that a boost in local employment needs to be balanced by an appropriate level of housing growth. It is therefore important to set out how Coventry Gateway West performs, in the context of the employment offer in the area. Either development option presented in this document puts people closer to their place of work and would help reduce commuting levels and times. RPS contend that the SWLP process should identify this a potential area for further growth, later sections providing technical evidence are envisaged to aid the masterplan framework.



1f. Strategic infrastructure

The situation on the ground has changed dramatically in recent years, large scale road infrastructure has been implemented connecting the area to the A45/A46 (M45, M1, M6, M69, M40, M42). The current highway situation follows a primary package of elements; construction of a new grade-separated junction onto the A45 Stonebridge Highway to serve the Gateway site, and also the Jaguar Headquarters and Whitley Business Park development, and construction of a new link-road through Jaguar Whitley to the A444, where the interchange with Leaf Lane will be replaced with an “all movements” junction, including a new bridge. The images below show the current situation as of early 2023. Gateway West has the potential to make use of the existing and planned infrastructure and deliver additional infrastructure investment in the area. In particular the new road link delivers the opportunity for a new strategic highway connection from Stonebridge Road, onto Orchard Way, providing direct access onto the A45.



The Proposals for Coventry Gateway West

2a. The Vision

Coventry Gateway West extends to 50 hectares of Greenfield land which comprises mainly farmland, being directly adjacent to land on the western side of Stonebridge Road/Coventry Road that was allocated in the previous Warwick Local Plan.

The Gateway West site benefits from access direct to the strategic infrastructure delivered through the Southern Gateway Scheme, its accessibility to neighbouring employment sites and the main urban area of Coventry, making the site ideally placed for the delivery of development in a highly sustainable location.

The site presents an opportunity to utilise existing and planned infrastructure, particularly in regard to travel and transport improvements in the area, which would prioritise active and sustainable travel. Lenco is aware of the site's suitability for either residential or employment uses, either options would provide flexibility in the suitability of the area for further growth as part of the Local Plan. Given the emerging masterplan is seeking to direct growth towards locations where homes and jobs could be closely located to one another, then the SWLP should consider all sites that are aligned with the emerging strategy.





©Artist Impression from Midlands Property News

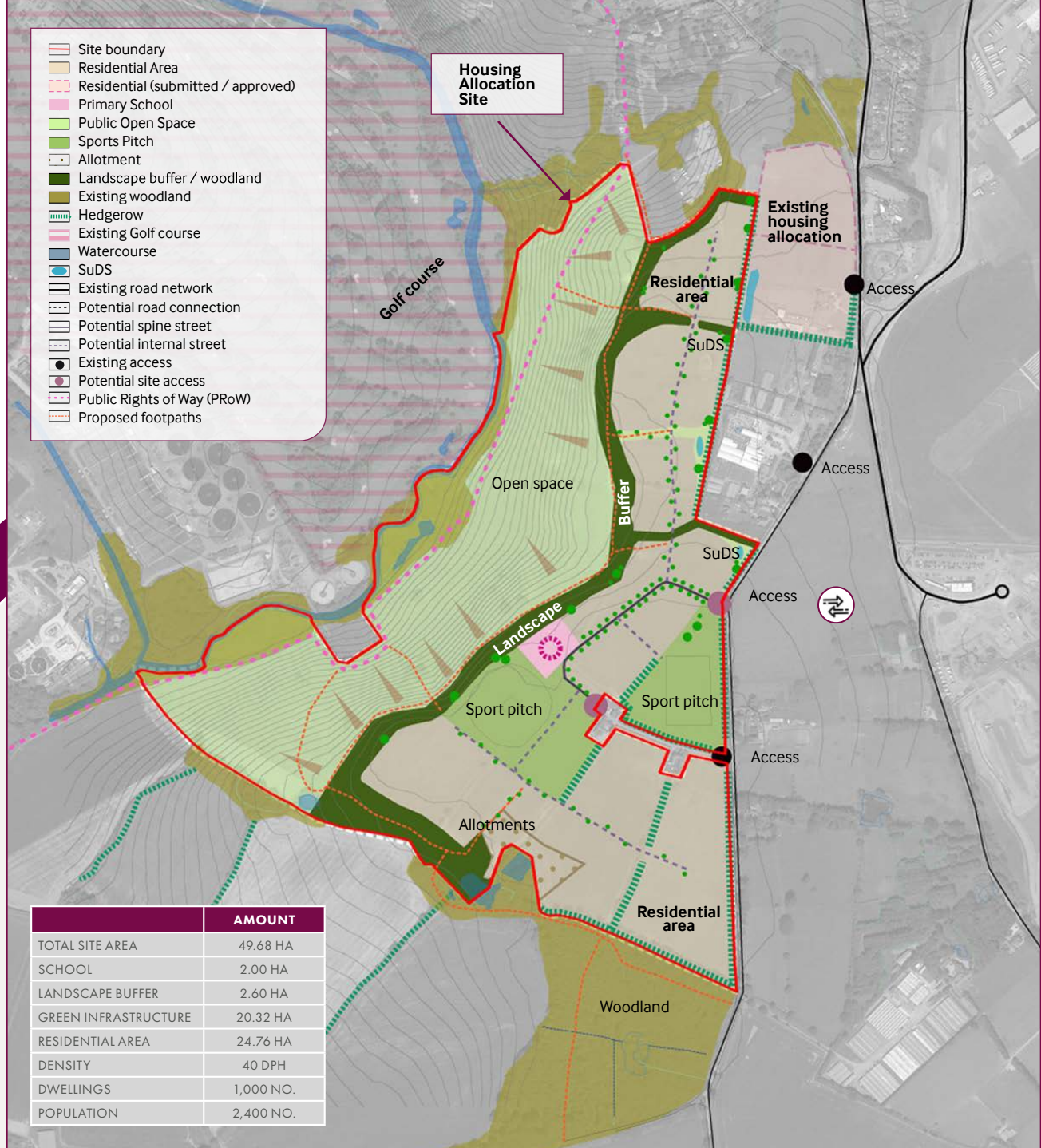
Artist's aerial view of neighbouring employment site

2b. Masterplan Options for the Site

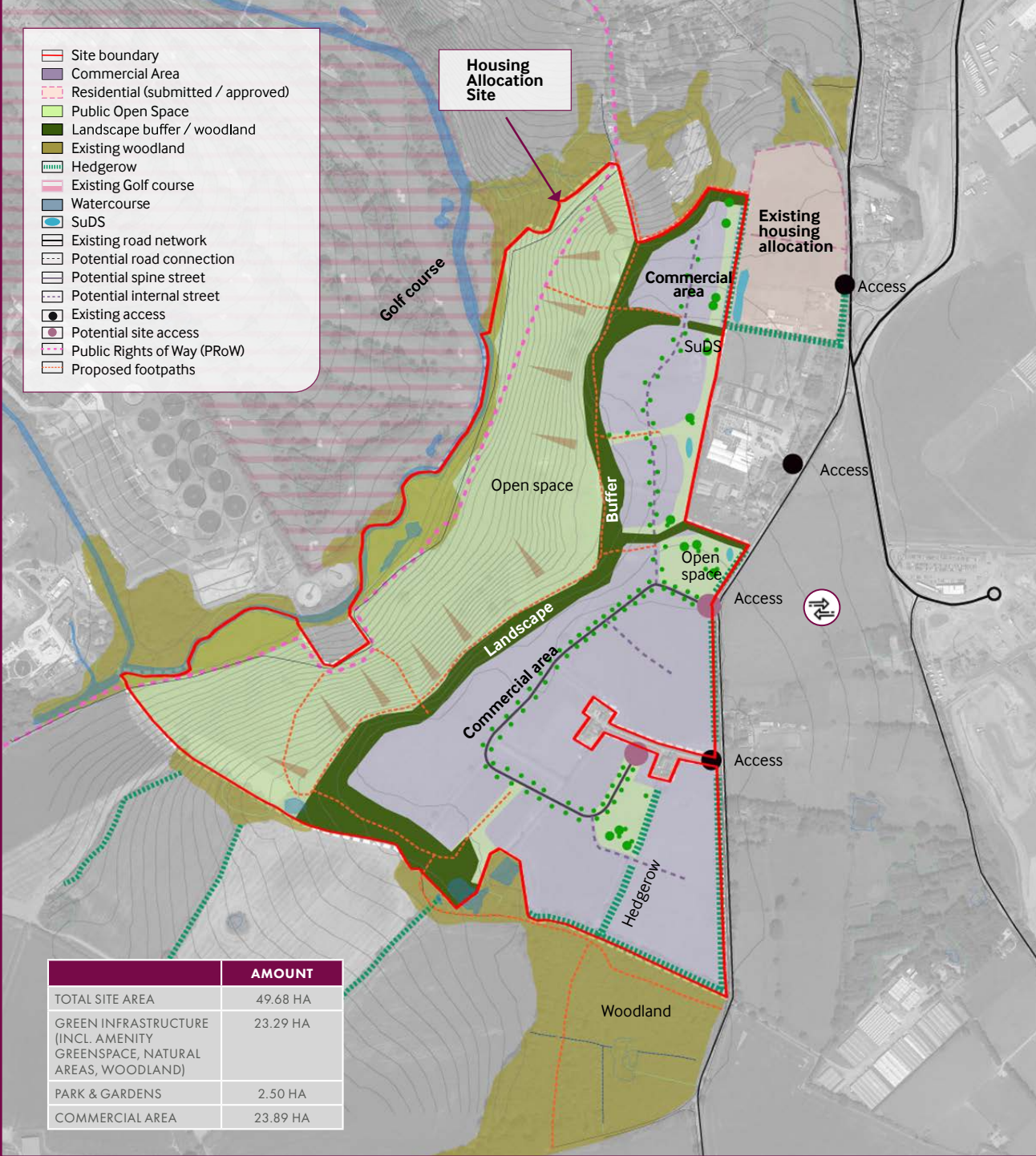
Lenco is aware of the Council's wider masterplanning proposals and has therefore provided an indication of two development options for the site, both of which follow an evidence base led approach, and both are deliverable. However, given the wider masterplanning, these are only put forward as potential options at this stage to be explored further with the Council as the wider masterplanning of the Study Area evolves.

Residential-led Proposal

The key ambition of the masterplan proposals is to represent the delivery of high-quality residential development that makes the most efficient use of the land for housing and infrastructure provision. The masterplan has sought to achieve a dwelling capacity figure of 1000 dwellings. The scheme will provide enhanced pedestrian and cycle provision, as well as a refined offering of community benefits. The hedgerows along the west and southern boundaries would be maintained for screening. The hedgerow along the eastern boundary will also be maintained, apart from the section to allow for an indicative access point. A comprehensive landscape scheme will be provided throughout the site to enhance green network to reinforce wider green infrastructure.



- Site boundary
- Commercial Area
- Residential (submitted / approved)
- Public Open Space
- Landscape buffer / woodland
- Existing woodland
- Hedgerow
- Existing Golf course
- Watercourse
- SuDS
- Existing road network
- Potential road connection
- Potential spine street
- Potential internal street
- Existing access
- Potential site access
- Public Rights of Way (PRoW)
- Proposed footpaths



Employment/Commercial-led Proposal

The key ambition of the masterplan proposals for an employment-led scheme is to set the proposals within a new landscape structure to ensure the delivery of high-quality commercial development and relates well to the wider employment proposals on Coventry Gateway South. The masterplan has sought to achieve four development plateaus. Based on the landscape and visual appraisal, it is considered that there is capacity for development as a consequence of the existing landscape features, such as contained boundary vegetation and the existing context of built form. The indicative masterplan (left) represents how sensitive design solutions are to be enshrined in the development proposals from the outset. The location also provides a well balanced green open space and access to the existing green network for potential users.

Existing and Evolving Evidence Base Work

3a. Initial evidence for the Site

Lenco has undertaken initial evidence base assessment work for the site and surrounding area but is also aware of the wider masterplanning and evidence base work for the Study Area being undertaken by the Council.

A wider consultant team have previously undertaken a number of surveys and assessments to consider issues related to highways, landscape, visual impact, and drainage etc. The initial outputs of these have informed the preparation of the indicative concept masterplans to illustrate the potential ways in which development of the site could be brought forward.

This section provides high level summaries of the surveys and studies undertaken to date and explains how the constraints and opportunities have informed the proposed development. The outputs of this masterplan work and accompanying supporting evidence is agreed to be shared by Warwick District Council to external partners and infrastructure providers to allow further consideration and assessment of the proposals. RPS will continue to refine this initial design following further survey and assessment work, as well as engagement with key stakeholders including the local community and the Councils involved.

3b. Transport and Highways Analysis

This section builds upon an initial technical transport assessment of the site, incorporating vehicular access, pedestrian and cycle access, and public transport access. By virtue of the recently completed highway infrastructure the Gateway West site has direct access to the strategic highway network (A45/A46). The site could deliver high-quality transport links, connecting the development with the City of Coventry as well as smaller service areas within the immediate vicinity of the site. This will involve a new dedicated pedestrian and cycle routes as a means of providing linkages to the surrounding area. The emphasis in developing this site will focus on reducing the need for the private car. It is intended that these requirements will be achieved at the site through close liaison with Warwickshire County Council and other key stakeholders in the preparation of a final illustrative concept masterplan for the site which will identify the potential for incorporation of sustainable travel infrastructure.

The primary consideration of access to the site is from the north-east, at the convergence of Bubbenhall Road and Orchard Way, by upgrading the current road and junction. Having regard to the large-scale infrastructure works already taking place as part of the masterplanning of Coventry's Southern Gateway, this can readily provide access to the site.

A key element in this site's promotion will include the deliverability of sustainable transport options other than the private car and for this reason this concept has been placed at the forefront of the masterplanning exercise.

A link between the site and the main employment areas is shown on the concept masterplans, given large scale highway works have been implemented as part of SEGRO Southern Gateway, a number of indicative potential locations for access into the site have been considered and are presented where highway boundaries could be widened.

As indicated on the site wide masterplanning and the image on page 11, several options exist to enable new road connections to the recently completed road infrastructure connecting the site with Coventry Gateway South. More detailed studies would be required including the potential to re-route all associated traffic from the site onto the new strategic highway and ensuring no related development traffic, except for public transport, emergency vehicles and cyclists enter Baginton Village





Access to the site, south of Smith's Garden Centre from Orchard Way / Bubbenhall Road at the junction to the Southern Gateway site would enable delivery of development of the site. The southern link road junction with Coventry Road takes the following form and alignment (see above). These access proposals would ensure all traffic associated with Gateway West avoided Baginton village completely. The proposed roundabout/junction from the arterial road / Bubbenhall Road would enable direct access to the strategic infrastructure network without the need for access and undue traffic increases through Baginton Village.

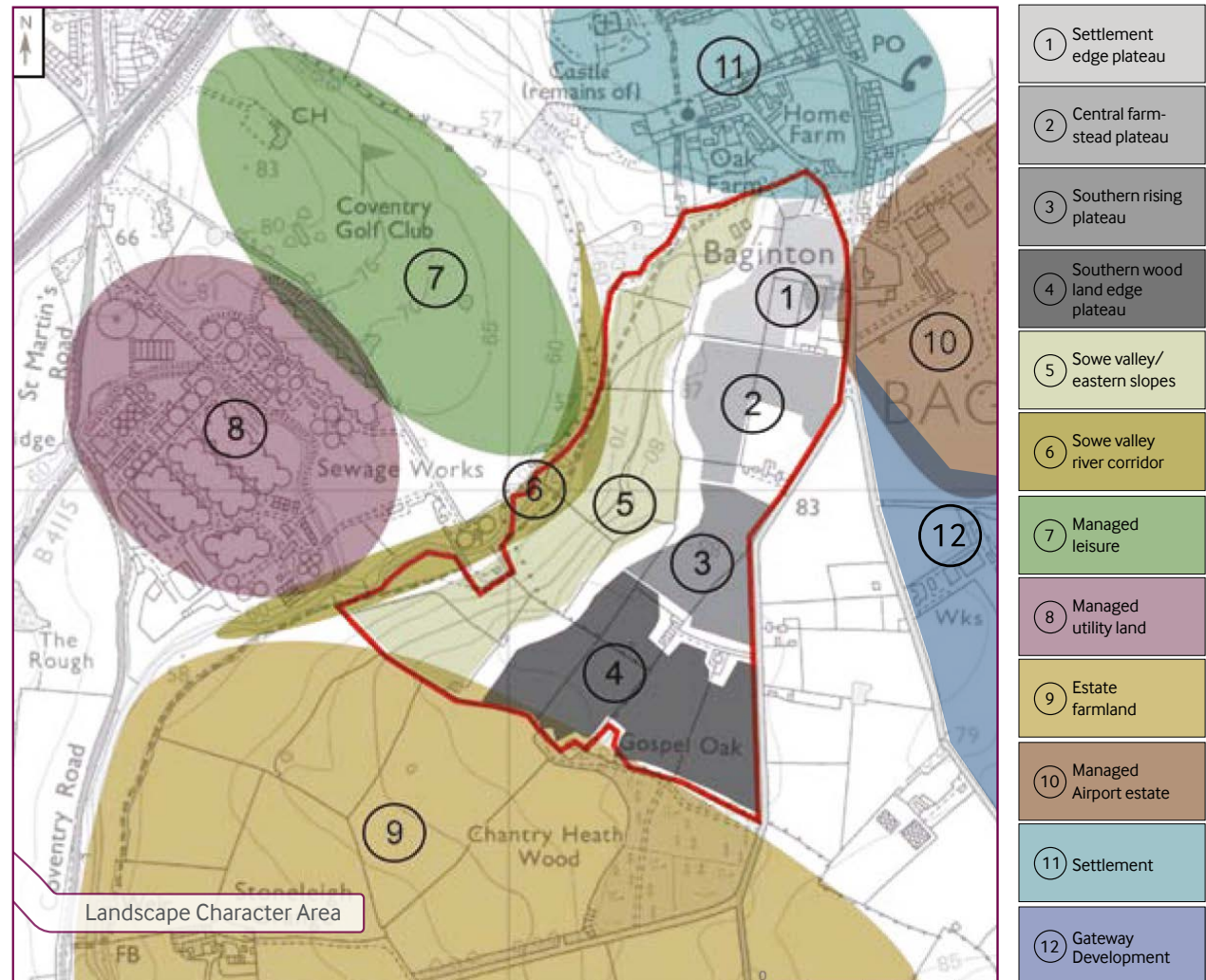
3c. Landscape Analysis

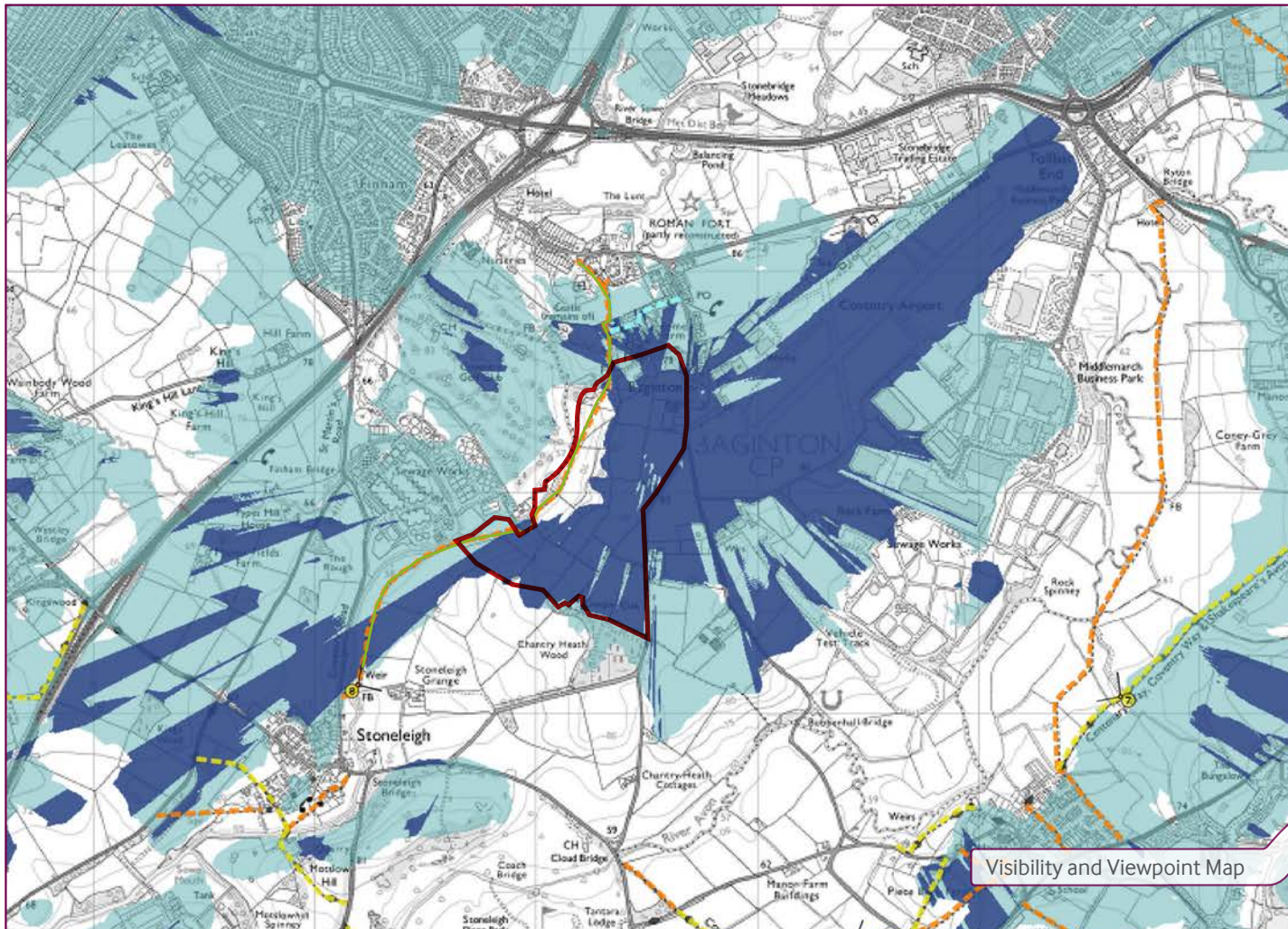
The site is not protected by any statutory or non-statutory landscape designations and a detailed review of the landscape character of the area has been undertaken as a means of ensuring a careful and sympathetic assimilation of the development proposals with the existing landscape character of the surrounding area.

The immediate landscape influences upon the site have been drawn together in order to produce a Landscape Character Area Plan of the site with a number of identified unique Landscape Character Areas either within or in the immediate vicinity of the potential development site.







Views in and out of the site from the immediate public domain and are relatively limited with the site sharing a visual relationship with the neighbouring employment site north eastwards (refer to Visibility and Viewpoint Map). The route along the public right of way through the site, as well as approaches from the North and South have been carefully recorded and analysed. The footpath is seen to follow the relatively low-lying ground alongside the river, and the steep rise in topography to the east obscures much of the level or higher plateau-like area in the east of the site. Some views into the northern boundary of the site are also possible from a number of properties in the south of the Conservation Area. It is for this reason our landscape framework proposals indicate a strong landscape buffer visually separating the site from Baginton.

However, the dominant features in the local landscape will be of the Coventry Gateway South site as this is brought forward and the committed housing developments (allocated in the Warwick Local Plan) immediately adjacent to the site.



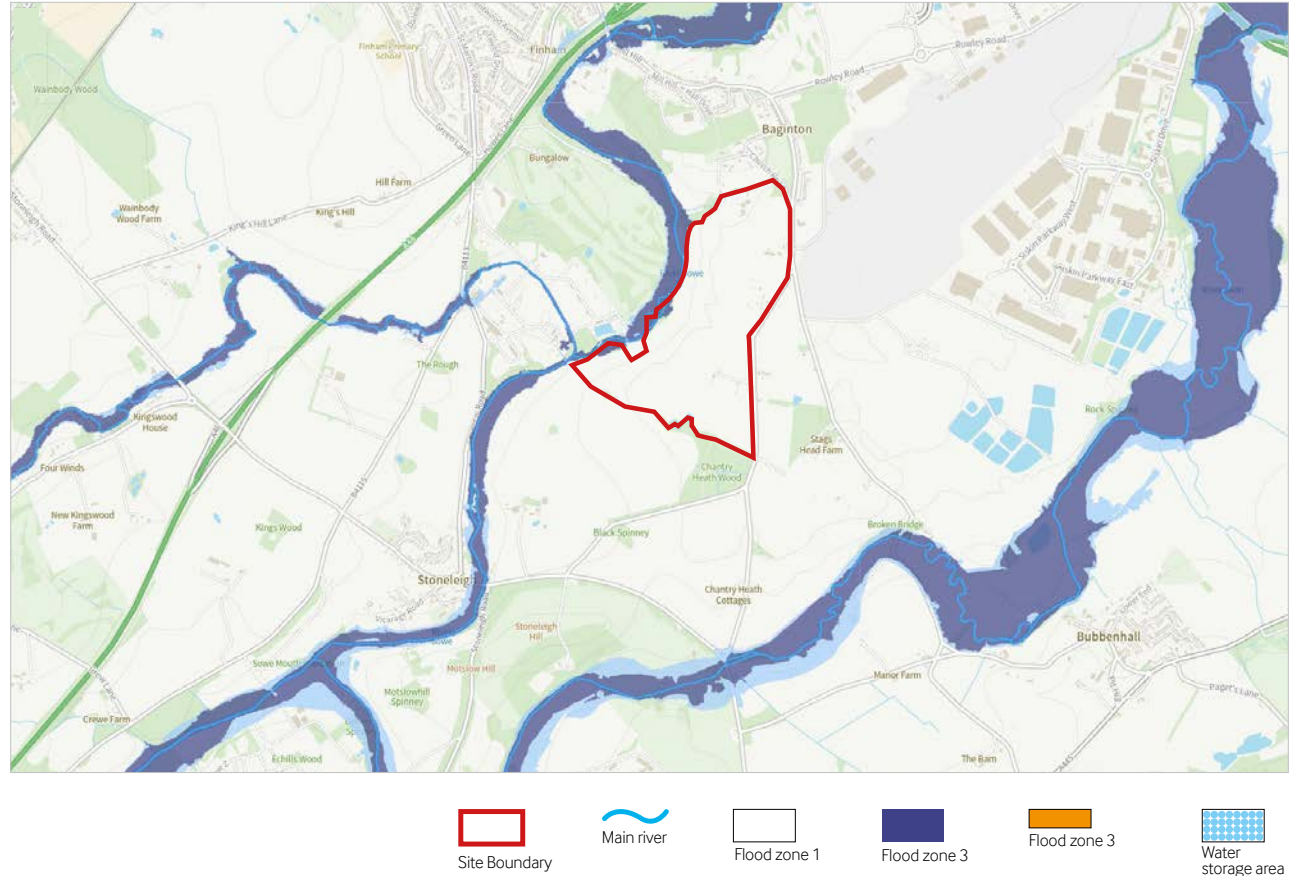


Visibility and Viewpoint Map

-  Site Boundary
-  Bare Earth Zone of Theoretical Visibility
- up to max height of 9m
-  Screened Zone of Theoretical Visibility
- up to max height of 9m
-  Public Footpath
-  Other Routes with Public Access
-  Long Distance Route

3d. Drainage Analysis

The flood-map produced by the Environment Agency indicates the area at risk of flooding falls immediately east of the river Sove, with the extent of the site located within Flood Zone 1. These proposals for Coventry Gateway West would take into account the identified constraints on flood risk and drainage to ensure the proposed development has no significant adverse impacts. Sustainable Urban Drainage Systems would be incorporated into the development proposals to ensure surface water is returned directly to the ground at or near to the point at which it falls, controlling the rate of runoff from the site and allowing a more natural level of discharge. Given the sloping nature of the site at its western side it is clear that development on this site could be located to avoid any land identifies in Flood Zones 2 and 3, with the masterplanning proposals all coming forward on Flood Zone 1 land. commitment to and delivery of at least 10% biodiversity net gain across the site.



3f. Minerals

Geological maps indicate the site is underlain by outcrops of the Bromsgrove Sandstone and sandstones of the Tile Hill Mudstone Formation. In addition to these superficial deposits of alluvium are also mapped along the banks of the River Sow on the western side of the site and the superficial cover on the eastern side is indicated as Baginton Sand and Gravel. RPS on behalf of Lenco previously submitted representations to the Minerals Local Plan this included technical information in the form of Borehole log reports, which confirmed both the presence of very low-lying sand and gravel deposits on site and the suitability of the site for extraction as part of any residential or employment proposals on the site.

The conditions of the site have not changed since this report was submitted and Lenco Investments maintain the view that the site can be delivered for sand and gravel, on the grounds that it does not preclude the consideration of the site for future residential or employment development.



3e. Historic Environment Analysis

The proposed development area does not lie within a Conservation Area and does not contain any Listed Buildings or Scheduled Ancient Monuments. Furthermore, the and the built form of the historic core of Bagint on Village and the Scheduled Ancient Monument located some distance to the north of the village.



3g. Ecology

An ecological data search concluded that there were no known nationally important sites (e.g., Site of Special Specific Interest - SSSI) which fall within the immediate area of the site. However, there are a number of designated sites of nature conservation importance (namely the river Sowe), which are found close to the site's boundaries. This initial ecological survey data has been used to inform the preparation of the Illustrative Concept Masterplans and efforts have been made to avoid any significant features of ecological interest in order to minimise any impacts. The proposals will also ensure a commitment to and delivery of at least 10% biodiversity net gain across the site.

3h. Further Technical Work

It is not the intention of this document, nor would it be expected, to provide all of the technical analysis that will be necessary to support the development of the site at this stage. Rather, necessary technical work will need to be fully identified and scoped in partnership with all the relevant and key stakeholders as the proposals for the site evolve. The Illustrative Concept Masterplans provided, indicate how either development option with appropriate buffers and open space can be accommodated within the site, as informed by the technical analysis. The preliminary evidence collected to date does not highlight any major constraints on development at this stage, thus underpinning the sites suitability as a development option.

Section 4

Site Delivery

The Gateway West site boundary is identified within the call for sites submission made to the Council. The site is within the single landownership under the control of Lenco Investments and has the clear potential to integrate with the existing and planned strategic growth in the area. Two potential development options have been presented within the vision document, illustrating how the site can play a major and important role within the wider development for either residential or commercial uses.

An important context for the site are the proposals for the Coventry Airport site, which is located immediately to the east of the site on the other side of Stoneleigh Road/Bubbenhall Road. The airport, which currently only remains open to light aircraft, was identified in the Warwick Local Plan as a 'Sub-Regional the Employment' allocation under Policy DS16. A masterplan for redevelopment of the airport was drawn up by Coventry and Warwickshire Development Partnership in 2017. The proposals, known as the SEGRO Park Coventry Gateway, have already commenced construction and will deliver up to 3.7m sq ft of new industrial and logistics space to the south of Coventry Airport.

Local occupiers already operating in the vicinity include Jaguar Land Rover, UK Battery Industrialisation Centre, Sytner Group, Parcel Force and Kuehne & Nagel. Coventry Gateway will lead to a significant increase in employment uses, including for manufacturing (B2) and warehousing (B8) use which, once completed, will offer access to a considerable number of new jobs for new local residents. The site will also benefit from being surrounded by a newly created 235-acre community park. Construction of the main site infrastructure, including a new access road to the A45, internal estate roads, drainage and utilities, started in January 2020.

Lenco Investments therefore sees Gateway West site as a real opportunity to introduce either a residential component or further employment/commercial uses that would complement and support this significant sub-regional employment location. RPS/Lenco is looking to work with the South Warwickshire authorities in order to bring forward the site through the Local Plan process.





Commencement of development timescales would dovetail with the wider masterplanning work being commissioned by the authorities and the South Warwickshire Local Plan process.



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