

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)(iii) (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

LEGEND

REDLINE
23.14HA/57.19ACRES

RESIDENTIAL
3.44HA/8.49ACRES
UP TO 73 DWELLINGS

EMPLOYMENT (AREA 1)
8.91HA/22.02ACRES
UP TO 50,000SQM GFA EMPLOYMENT/
COMMERCIAL FLOOR SPACE

EMPLOYMENT (AREA 2)
2.08HA/5.15ACRES
UP TO 5,750SQM GFA EMPLOYMENT/
COMMERCIAL FLOOR SPACE

EQUIPPED CHILDREN'S PLAY
PROVISION

GREEN INFRASTRUCTURE

30M OFFSET REQUIREMENT
FOR EQUIPPED CHILDREN'S
PLAY PROVISION

PROPOSED DIVERTED PUBLIC
RIGHT OF WAY FOOTPATH (B25)
AND MAINTENANCE TRACK UP
TO ATTENUATION POND

EXISTING PUBLIC RIGHT OF
WAY FOOTPATH

SHARED-USE PATH

FOOTPATH

PROPOSED
MAINTENANCE TRACK

PROPOSED
RESIDENTIAL
ACCESS

PEDESTRIAN/CYCLIST ACCESS

MAINTENANCE ACCESS
TO SOWE MEADOWS

PROPOSED
EMPLOYMENT
ACCESS

EMPLOYMENT
EMERGENCY
ACCESS

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

Pegasus
Group