



GERALDEVE

EXAMINATION IN PUBLIC OF

**Coventry Local Plan**

**Hearing Statement in respect of Hearing Session 8 – Green Belt**

On behalf of Jaguar Land Rover

<b>Contents</b>	<b>Page</b>
-----------------	-------------

---

1	Introduction	3
2	Question i)	4

# **1 Introduction**

- 1.1 This Statement has been prepared by Gerald Eve LLP (Gerald Eve) on behalf of Jaguar Land Rover. It provides submissions in relation to Hearing Session 8 – Green Belt.
- 1.2 This Statement should be read in conjunction with earlier Representations submitted in respect of the draft Plan, as well as the Hearing Statements that are being submitted on behalf of Jaguar Land Rover in respect of other matters subject to Examination.
- 1.3 As set out within the Inspector’s Hearings Guidance Note, this Statement is limited only to matters considered necessary to assist consideration of the Sessions and specific questions raised.

## **2 Green Belt - Question i**

2.1 Question i) asks:

“Does Policy GB1 set out an appropriate approach to the management of the Green Belt?”

2.2 As set out in our Statement, in response to Hearing Session 7, Jaguar Land Rover welcomes the formal policy allocations (draft Policy JE2) of the ‘Whitley Business Park’ (Allocation JE2.3), and adjacent ‘Land at Baginton Fields and South East of Whitley Business Park’ (Allocation JE2.4) for employment development, and the supportive text set out in connection with this policy and these specific allocations.

2.3 In accordance with Policy JE2, Jaguar Land Rover supports the removal of Land at Baginton Fields and South East of Whitley Business Park from the Green Belt for employment uses, as set out in Policy GB1 (in accordance with the site allocation JE2:4).

2.4 ‘Land at Baginton Fields and South East of Whitley Business Park’ is adjacent to Jaguar Land Rovers existing operations at Whitley.

### **The Current Whitley Site**

2.1 Whitley is home to Jaguar Land Rover’s world headquarters and a global engineering centre for Jaguar and Land Rover brands. Facilities include an advanced powertrain engineering facility, as well as the Jaguar Design department. Approximately 5,400 people are employed at the 49 hectare site. As Jaguar Land Rover has expanded over the last 5 years so has the number of staff and operations at the Whitley site. The growth has now reached a point where the site is at capacity, placing pressure on accommodation at Whitley where engineers, researchers and support staff are based and its engine and gearbox development and testing facilities are located. As such problems are currently being experienced with lack of suitable accommodation.

### **Resolution to Grant Planning Permission for Jaguar Land Rover at the Whitley Site**

2.2 In accordance with the need for further growth at Whitley, an outline planning application was submitted to Coventry City (Ref: OUT/2016/0405) and Warwick District (Ref: W/16/0239) Councils on 8th February 2016, on behalf of Jaguar Land Rover and Coventry City Council to provide a mixture of uses which include: research and development facilities and light industrial uses, a hotel, car showroom accommodation, small scale retail and catering establishments, a park and remodelling of junctions on the existing highway network.

2.3 The Application site consists of land to the north and south of the A45 (between the Festival and Tollbar Island junctions on the A45 and A46), to the south of Jaguar Land Rover’s Global Headquarters and Whitley Business Park and north west of Coventry Airport. The development also includes works to land at junctions on the surrounding highway network, namely junctions of the A45 and A46 at Festival and Tollbar Islands; the junction of the A444

(Stivichall and Cheylesmore By-Pass) with the A4114 (London Road) and the junction of the A46 with Stoneleigh Road. Road).

- 2.4 On 26th April 2016, it was resolved that the Planning Committee is minded to approve those elements of the application within the administration area of Coventry City Council, subject to the conditions and subject to the Section 106 Agreement being signed.
- 2.5 In accordance with the resolution to grant, the Jaguar Land Rover development will expand the existing Whitley site to the south (Whitley South), which is part within Coventry City's Local Plan, JE2:3 Whitley Business Park Employment Land Allocation. Within Warwick District Council, the site is located within Warwick's Policy DS16, Sub-Regional Employment Site Allocation.
- 2.6 It is considered essential that the emerging Local Plan provides continued support for this expansion; and for other potential related development at Whitley, and in the vicinity of the site, which could facilitate the potential for future investment in Jaguar Land Rover's research and development and engineering operations.
- 2.7 The expansion of the existing Whitley site to the south will continue the technological advancement of engine and overall powertrain product design, including low emission vehicles, which is set to maintain Jaguar Land Rover at the forefront of automotive design and technology.
- 2.8 The development to significantly expand the existing operations at Whitley will deliver significant enhancements to help ensure the long-term sustainability of Jaguar Land Rover's business at the site in Coventry and neighbouring Warwick, and within the wider Warwickshire district as a whole, helping meet the aspirations of stakeholders including the District, County and City Councils and Local Enterprise Partnership.

#### **Whitley Expansion: The Need for Whitley**

- 2.9 Following Jaguar Land Rover's strategic decision to bring engine production in-house, the Company has invested £1 billion in the development of its Engine Manufacturing Centre at i54 in South Staffordshire, near Wolverhampton. This facility currently produces a range of efficient engines for both Jaguar and Land Rover vehicles, which are sold around the globe. This facility has proved extremely successful and Jaguar Land Rover have recently announced it plans to significantly expand its Wolverhampton facility, to increase the number and range of engines it can produce.
- 2.10 To support its continued growth, the company intends to invest in its engine and gearbox development and testing facilities at Whitley. This will allow it to develop and build cleaner, greener technology to power its vehicles of the future.
- 2.11 The recent resolution to grant planning permission (Reference: OUT/2016/0405) at Whitley will therefore allow for the redevelopment of the existing Whitley site, to modernise and to expand its research and development and engineering operations. A major component of this

is its plans to significantly expand the number of engineering test cells. Such a significant expansion is required, partly as a result of the in-house engine production (and further expansion) and the need to continue the technological advancement of engine and product design (the company has to also meet the different legislative requirements of each country that it sells its products within) but also because of the Company's aspirations for advancement in low emission vehicles.

- 2.12 The new engineering test cells need to be located alongside the existing cells due to the infrastructure which is already in place, including a fuel farm and climate controlled testing laboratories, as well as the engineers and research and development staff who run the facility.
- 2.13 The Whitley South site is therefore needed to provide new engineering and research and development accommodation for relocated staff. It will also provide space for growth of the business. Due to the direct interrelationship of these employees with operations at Whitley and the expanded engineering test cells, proximity and co-location is essential.
- 2.14 The Whitley South site will allow Jaguar Land Rover to:
- Reconfigure its existing site at Whitley and allow the construction of a significant number of new engineering test cells.
  - Allow more engineering research and development to be carried out on the existing Whitley site.
  - Construct a new engineering technology campus on Whitley South to accommodate new employees and employees relocated from the existing Whitley site.
- 2.15 The growth of the Company has placed significant pressures on its existing accommodation at Whitley. The Company continues to invest in research and development, with new recruits and more investment. Expansion of its Whitley site has therefore been critical. The expansion of engine production at Wolverhampton is underway and to meet its growth plans and the ambitious targets for emissions and technological advancement, additional engineering test cells must be operational quickly. The growth of the Jaguar Land Rover business in the UK will be restricted if plans for the Whitley site are not given the required policy support.
- 2.16 The Whitley South site also provides the opportunity for some of Jaguar Land Rover's tier-one suppliers to co-locate. Such co-location will be advantageous for both Jaguar Land Rover and the suppliers; improving efficiency and helping to secure Jaguar Land Rover's relationship with its UK based suppliers should they also choose to locate at Whitley South.
- 2.17 The aim is to deliver a high quality, high-tech automotive campus, with high quality built and landscape design. The site's frontage onto the A45 provides the opportunity for Jaguar Land Rover to showcase its vehicles, an important component of business marketing particularly to overseas clients. The provision of hotel accommodation on the site will also provide an asset for the business at Whitley, creating accessible accommodation for employees and businesses visiting and working with Jaguar Land Rover and their suppliers.

- 2.18 It is in accordance with the above that this redevelopment has been required to provide space for the company's future needs by increasing its footprint at their existing Whitley site.
- 2.19 Future plans for reconfiguration and development at the existing Whitley site are being advanced. It is intended that these will be submitted in 2016 through applications for the provision of new accommodation to house the engineering, research and development functions.

### **Further Employment Land in the Vicinity of the Whitley Site**

- 2.20 Jaguar Land Rover considers that the removal of land within the vicinity of its premises at Whitley from the Green Belt for employment uses is in accordance with the Council's Local Plan minor amendment (March 2016) in Policy JE1: which states that the Council will, *“support companies, including Jaguar Land Rover, in retaining, expanding and/or relocating their headquarters operations within the city and support the provision of new infrastructure that encourages these companies to grow.”*
- 2.21 Given the importance of the existing and expanding Whitley site for the Jaguar Land Rover business, we consider that it is appropriate that additional employment land is allocated in the vicinity of the site, we therefore support the removal of Land at Baginton Fields and South East of Whitley Business Park from the Green Belt for employment uses, and consider this approach, within Policy GB1, appropriate. This is particularly the case given that Jaguar Land Rover has very limited options to expand within its other West Midlands sites - many of which are largely constrained by surrounding urban form.
- 2.22 Jaguar Land Rover needs to have a supply of employment land particularly around its existing Jaguar Land Rover operations within which future needs of the business can expand into over the plan period.
- 2.23 We have previously identified that the growth of Jaguar Land Rover's existing operations at Whitley have reached capacity. The recent resolution to grant planning permission (Reference: OUT/2016/0405) at Whitley South will allow for the much needed expansion of the business. In the same way, it is recognised that over the course of the plan period there may be further demand from Jaguar Land Rover, and other operations, to expand into land within the vicinity of the Whitley site. Land within the vicinity of the site provides an appropriate and sustainable location in which to do this.
- 2.24 In relation to possible demand from to Jaguar Land Rover, the deliverability and availability of appropriately located land and premises is essential.
- 2.25 Furthermore, the continued redevelopment and expansion of Whitley as per the recent resolution to grant planning permission (Reference: OUT/2016/0405), will create opportunities for Jaguar Land Rover's suppliers to co-locate, which in turn will create sustainable and advantageous employment movements; improving efficiency and helping to secure Jaguar Land Rover's relationship with its UK based suppliers should they also choose to locate to land within the vicinity of Whitley.

- 2.26 Jaguar Land Rover has invested in Whitley and within the City and wider region, and it is critical that appropriate planning policies are in place to assist in delivery within and throughout the plan period. It is critical for Jaguar Land Rover to continue to secure and develop its activities in order to facilitate the potential for continued success in the competitive global motor manufacturing industry.
- 2.27 Expansion within Coventry City is therefore key to Jaguar Land Rover's future and an integral part of the economic future of Coventry City and the West Midlands more widely. The Coventry and Warwickshire Local Enterprise Partnership (CWLEP) Strategic Economic Plan (March 2014) identify the Whitley Business Park as the global headquarters for Jaguar Land Rover which provide a location for national, regional and local businesses with further development potential.
- 2.28 As a business Jaguar Land Rover needs to ensure that it can adapt quickly to external forces such as technological advances and changes in customer demand.
- 2.29 Proposals for expansion within the vicinity of the Whitley site require adequate flexibility to allow for additional employment land and differing uses and activities to come forward, and support the existing operations and Jaguar Land Rover's activities at Whitley South and any expansion into adjacent, sustainable sites, such as Land at Baginton Fields and South East of Whitley Business Park would be welcomed.