



GERALDEVE

EXAMINATION IN PUBLIC OF

Coventry Local Plan

**Hearing Statement in respect of Hearing Session 10 –
Transport & Accessibility**

On behalf of Jaguar Land Rover

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1 Introduction

- 1.1 This Statement has been prepared by Gerald Eve LLP (Gerald Eve) on behalf of Jaguar Land Rover. It provides representations in relation to Hearing Session 10 – Transport & Accessibility.
- 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 Transport Infrastructure and the Transport Network - Question d

2.1 Question d) asks:

“Should the Infrastructure Delivery Plan identify the need for a new junction to provide access to the proposed Whitley Business Park extension?”

2.2 The Infrastructure Delivery Plan (IDP) at March 2016, as per Appendix 7 of the Coventry Local Plan 2016, provides an initial overview of the infrastructure required to support the growth identified through the Local Plan and City Centre AAP. It has been prepared in consultation with infrastructure providers to ensure that the Plans not only enable new homes and employment premises, but that developments are properly supported by infrastructure which allows these new places to function.

2.3 Jaguar Land Rover requires the necessary infrastructure to be in place in order to support their operations and future growth at their existing locations within Coventry City, and the wider district. In particular, and crucially following the resolution to grant planning permission (Ref: OUT/2016/0405) for the expansion of the existing Whitley site to the south (Whitley South), to provide a mixture of uses, it is essential that the necessary transport infrastructure is in place to ensure delivery and implementation of this much needed development.

The Current Whitley Site

2.4 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 its 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

2.5 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.

2.6 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).

- 2.7 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.
- 2.8 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.
- 2.9 The Jaguar Land Rover development, comprises three main elements (as per the resolution to grant of the planning application):
- the creation of a technology campus, involving the development of up to 70,683 sq m of mixed B1 buildings intended primarily for Automotive technologies together with hotel(s) (Use Class C1); Retail unit(s) (Use Class A1, A3, A4 and A5); and car showroom(s), comprising:
 - Up to 56,766 sq m of B1 (primarily B1b/B1c space) and car showroom(s) (of which a maximum of 4,645 sq m will be used for car showroom space)
 - Up to 2,300 sq m of ancillary A1, A3, A4, A5 floorspace
 - Up to 11,617 sq m of C1 floorspace.
 - significant on and off site highway works; and
 - the establishment of an extensive area of open space and strategic landscaping, incorporating public access and biodiversity enhancement.
- 2.10 It is considered essential that the emerging Local Plan, including its Infrastructure Delivery Plan, provides continued support and the necessary infrastructure to ensure delivery of this development. Without the necessary infrastructure at Whitley, the resolution to grant planning permission for the expansion of the site cannot be implemented.
- 2.11 The expansion of the Whitley site 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.
- 2.12 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.

2.13 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. Proposals for expansion at Whitley require adequate support and infrastructure to unlock the required expansion of the site. In accordance with the resolution to grant planning permission for the expansion, the Infrastructure Delivery Plan should identify the need for a new junction to provide the necessary access to the Whitley Business Park extension.

Infrastructure needs for the Whitley Business Park Expansion

2.14 Jaguar Land Rover need appropriate transport infrastructure investment to provide connectivity and capacity to meet the businesses needs and ensure the local and strategic highways are not impacted upon from development. While highways infrastructure within the vicinity of Whitley Business Park has been put in place, and supports Jaguar Land Rover's existing site and other growth in this area, additional infrastructure improvements would be of benefit in strengthening the support for further growth in the area.

2.15 The highway improvements which have received a resolution to grant as part of the Whitley South application (Ref: OUT/2016/0405) build on an improvement already being carried out by Highways England to Toll Bar junction. They seek to establish a high quality, efficient and direct access into the site from the strategic highway network; the A45/A46. In doing so the development will have additional benefits to the highway network by helping to free capacity for growth in the wider area as well as providing improved access to the existing Whitley Business Park. These benefits are significant and are over and above those which will arise from Highways England's Toll Bar scheme alone. The comprehensive transport solution has required coordination with the Toll Bar improvement scheme to represent an efficient, effective and economic public/private cooperation with widespread benefits.

2.16 Based on a detailed appraisal of the current situation, the following package of highway works received a resolution to grant as part of the Whitley South application:

- i. Construction of a new grade-separated junction onto the A45 Stonebridge Highway to serve the Whitley South site, the JLR Headquarters and Whitley Business Park development.
- ii. Construction of a new link road through JLR Whitley to the A444, at which point the newly built A444 Whitley Interchange will be modified to provide bus priority.
- iii. Restriction of access along Rowley Road through Baginton, along Rowley Road to Toll Bar, Leaf Lane and along the A45 where Emergency Accesses are proposed; all existing highway users continue without change.
- iv. Improvement to:
 - A45/A46 Festival (Stonebridge) Island;
 - A46 Stoneleigh Road junction;

- A444 Whitley roundabout.

2.17 The above package will be delivered in accordance with a phasing programme.

2.18 Jaguar Land Rover operate a Green Travel Plan for each of its UK sites in order to encourage employees to use sustainable modes of travel.

2.19 Jaguar Land Rover consider that recognition of the expansion of their Whitley site should be clearly set out in the Council's Infrastructure Delivery Plan in order to ensure that the necessary infrastructure for this development is put into place.

2.20 Furthermore, in order that the Regulation 123 list can be prepared to identify all relevant projects, and ensure funding by CIL to facilitate Jaguar Land Rover's expansion at Whitley, it is requested that, given the resolution to grant, the necessary infrastructure is identified in the Infrastructure Delivery Plan to ensure that it is in place and capable of delivery so that the economic benefits of development at Whitley are not affected.

2.21 In general, infrastructure should be provided and planned for so that it does not limit the future development of local employers, R&D, technology and other businesses in the area, so that they can competitively attract the best people to the best places to work.