Jaguar Land Rover
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18th November 2016

Mrs Tracy Darke, Head of Development Services
Warwick District Council,
Riverside House
Milverton Hill
Leamington Spa
CV32 5HZ

Dear Mrs Darke,

W/16/0239: Whitley South

We write with reference to the above development.

As you are aware the formal planning consent for the above application will not be issued until the s106 agreement is signed. Whilst, we understand that the process for agreeing this document is well advanced and that signature is anticipated next month one issue of concern has emerged in respect of one of the proposed conditions, agreed by the Warwick District Council Planning Committee when it met to determine the application. This is condition 13 which states that "the first 10,000 square meters (GFA) of floor space within the development shall be occupied by Jaguar Land Rover. No other buildings shall be occupied within the development until Jaguar Land Rover have fully occupied 10,000 square meters of B1 floor space within the technology campus".

The reason for this condition being set was, given that the particular requirements of Jaguar Land Rover formed part of the very special circumstances for permitting the development of Green Belt land, this should be reflected in a firm commitment from the company to develop and occupy that required site.

Having undertaken further due diligence and investigations into the site (to the extent that this was not possible until the application had been approved), it has now become apparent that the site is currently constrained by the availability of a power supply in the short term. As such, during this period, Jaguar Land Rover is only able to commission and occupy circa 8,500 square meters of floor space.

Jaguar Land Rover remain fully committed to the technology campus and are progressing the acquisition of circa 29 acres of the land. The first 8,500 square meters of development, represents significant investment in the site by the company and as additional power is provided (we understand discussions are well advanced) Jaguar Land Rover will develop out a further wave of buildings.

In summary, Jaguar Land Rover is committed to developing out their part of the technology campus and the purpose of this letter is to confirm this remains our intent.

We would ask the Council to consider varying this condition to allow for discharge of this condition on occupation of no less than 8,500 sqm GFA of floor space within the technology campus.

Yours sincerely,

[redacted]

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Sarah-Jane Loughran
Property Director
(Global Real Estate & Workplace),
Jaguar Land Rover

[redacted]

Martin Yardley
Coventry City Council
(As joint applicant)