

WELCOME

On behalf of WHS Plastics, we are pleased to welcome you to view our proposals at WHS Plastics, Water Orton Lane, Minworth.

Thank you for taking the time to attend today.

We are hosting this event to inform local residents of the proposal for a new production facility at WHS to support electrification at Jaguar Land Rover.

Key members of the team are here today to discuss the proposals and answer any questions you may have.

Client



Planning



Design



Demolition



Transport



Landscape



Flood Risk



Energy/Utilities



Lighting



Noise



Ecology



Asbestos



Ground Conditions

SP Associates

Arboriculture

Tree Health Consulting Ltd.

Air Quality



WHS Plastics

WHS Plastics is a private, family-owned company established in 1933. WHS have consistently invested in their people, equipment and facilities. They make complex assembled painted parts for the automotive industry as well as supplying the electronics and hygiene industries.

WHS Plastics employ over 2000 people in the UK of with approximately 600 of these at their Minworth site, injecting some £14 million into the local economy.

The business remains entrepreneurial at its heart and this latest project continues that ethos. Over the previous 90 years, WHS have produced plastic parts for many different sectors, from baby buggies to power tools to PVC windows. Today, over 75% of their product is delivered to such blue-chip clients such as Jaguar Land Rover, Nissan, Lotus and Aston Martin. WHS Plastics continue to evolve their product portfolio and have developed a niche within the green and sustainability market.

The hydrogen and electric automotive products are other markets which WHS Plastics believe are pivotal to the continued success of the business.



Investment in the Next Generation

WHS Plastics invest in the next generation, working with local universities to provide work experience across all major holidays and graduate schemes. WHS Plastics also offer apprenticeships.

Apprenticeships

WHS Plastics currently run apprentice schemes in:

- Toolmaking
- Maintenance
- Engineering
- Metrology

Work Experience

WHS Plastics fully appreciate that not all young people know what they want to do as a career. WHS Plastics provide work experience for young people, to allow them to experience different work environments.

Graduate Scheme

The graduate program benefits both our business and the graduates' studies by providing real world experience to enhance their academic studies. Areas of exposure include, but are not limited to, Engineering and Finance.

The goal of these work experience schemes is to attract graduates to join us post degree.



THE SITE

The site is located at the established WHS Plastics premises which is located to the south of Water Orton Lane.

The site extends 2.25 ha, within the wider 14 ha WHS Plastics site.

The proposals are located within the administrative area of North Warwickshire Borough Council. The access from Water Orton Lane is located within the administrative area of Birmingham City Council.

The site is located within the Green Belt and comprises Previously Developed Land.

The site is presently occupied by an existing warehouse, canopies, servicing and external storage areas as well as smaller outbuildings and cabins.

The site currently benefits from a Certificate of Lawfulness for the storage of pallets in the yard area. The storage of pallets is not restricted in area or height.



THE PROPOSAL

WHS Plastics have been given the opportunity to work with Jaguar Land Rover (JLR) on a mass production electrification project.

There is a requirement to produce 64-80 million parts per year. This has facilitated the need for a highly automated, energy efficient and clean production facility and investment is estimated to be around £25 million for this project.

The intention was to do this within the current buildings at WHS Minworth but as the scale and complexity have increased this will not be a feasible option.

WHS Plastics are therefore seeking to build a new purpose-built building that meets the requirements as well as the cleanliness specification required to produce parts for the electrification industry can be achieved.

The new facility will be close to their Minworth headquarters, which allows for sharing of their current highly skilled resources.

The facility will initially create 60 skilled jobs with potential for more as we push to become a world class supplier into the ever increasing and important electrification markets.

A Prior Approval application, under Part 11(b) of the General Permitted Development Order, has been made to North Warwickshire Borough Council for the demolition of the existing buildings on site as they are no longer fit for purpose.

The new facility will provide 5,899 sqm (63,500 sqft) of floorspace.

The facilities need an internal clear height of 14.00m which results in an overall height of 17.6m.

This project is incredibly important to the continued success and growth of JLR, UK electrification and WHS Plastics.

The opportunity to build a state-of-the-art facility with a drive for energy efficiency offers significant benefits to the local area and economy.

The Electrification of the Automotive industry is a paradigm shift and it is WHS Plastics desire to remain at the forefront of this technology.

The West Midlands is, and always has been, the centre of automotive excellence and this project would play a significant part in it remaining so.



TIMING

WHS Plastics have committed a lot of time and resources into developing this electrification project with Jaguar Land Rover.

The opportunity this brings in securing WHS Plastics future and benefits for the local area are huge.

Timing, however, is critical. Failure to meet the project delivery dates may result in missing out on this work, and potentially all future electrification projects with JLR.

Given the importance of electrification in the automotive industry, the proposals need to be operational in 2024, to meet JLR's vehicle build plans.

We acknowledge that the timing is ambitious.

We are making every effort to engage with you at this stage to identify any potential concerns and challenges we may encounter.

We want to work with North Warwickshire, Birmingham City and you to streamline the process, addressing any concerns raised and meet these timescales.

PLANNING POLICY

The proposals are located within the administrative area of North Warwickshire Borough Council. The access from Water Orton Lane is located within the administrative area of Birmingham City Council.

A planning application will be submitted to both North Warwickshire Borough Council and Birmingham City Council.

The application will need to address relevant policies from both authorities.

The site is located within the Green Belt and comprises Previously Developed Land.

The National Planning Policy Framework considers (paragraph 149) that new buildings within the Green Belt are generally considered to be inappropriate. There are exceptions to this. Exceptions to this are:

It is considered that the relevant exception is exception G.

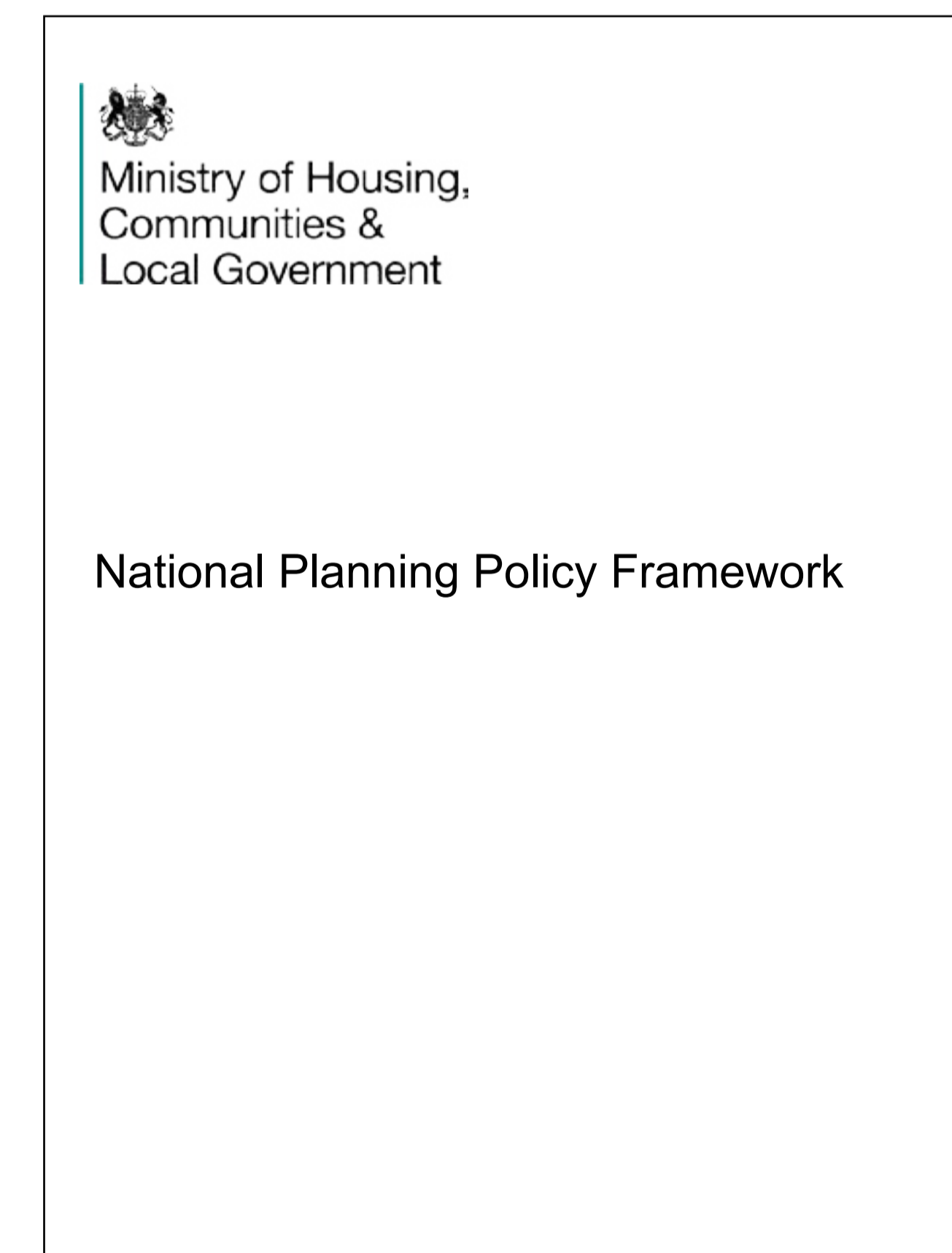
Exception G is *"limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*

*not have a greater impact on the openness of the Green Belt than the existing development; or
not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority"*

The development site is occupied by an existing warehouse, canopies, servicing and external storage areas as well as smaller outbuildings and cabins.

The site also benefits from a Certificate of Lawfulness for the storage of pallets in the yard area. The storage of pallets is not restricted in area or height.

In the context of the existing site and its use, it is considered that the proposal would not have a greater impact on the openness of the Green Belt than the existing development, and is therefore considered not to be inappropriate development within the Green Belt.



TRANSPORT

The development proposals have been subject to a detailed Transport Assessment which has assessed the impact of proposals on the local highway network.

The Transport Assessment has concluded:

- There are no existing highway safety issues within proximity of the development proposals and that the local highway network operates in a safe manner.
- Taking the current levels of traffic into consideration, it has been calculated that the development proposals will result in an additional net increase of 10 two-way daily movements per day, with 5 additional arrivals and 5 additional departures.
- The additional 10 vehicles a day would not have a 'severe' or detrimental impact upon the safety or the operational capacity of the local road network.
- The access has been in operation for a number of years and has done so in a safe manner accommodating traffic associated with the existing operation of the site. Therefore, there are no proposals to alter or change the access arrangements from the WHS plastics site on to Water Orton Lane.
- WHS Plastics enforce a 'delivery and service management plan'. As part of the proposals, HGV traffic associated with the new factory will adhere to the existing delivery and service management plan, whereby HGVs are specifically told to avoid the Weak Bridge through Water Orton and instead instructed to access and egress the site via Kingsbury Road.
- An improved signage strategy is proposed, and will be submitted with the application for approval by the relevant authority.



LIGHT, NOISE AND AIR QUALITY

Light

An LED light source is to be used as they have low UV content and narrow wavebands. LED lamps also have efficient energy usage and life expectancy.

Lighting in the main car park and loading areas is provided by column mounted LED floods with asymmetric or forward throw optics. The area below the covered storage area is illuminated with suspended LED low bay luminaires.

Luminaires have been selected and arranged to minimise light spill into the perimeter of the development.

Noise

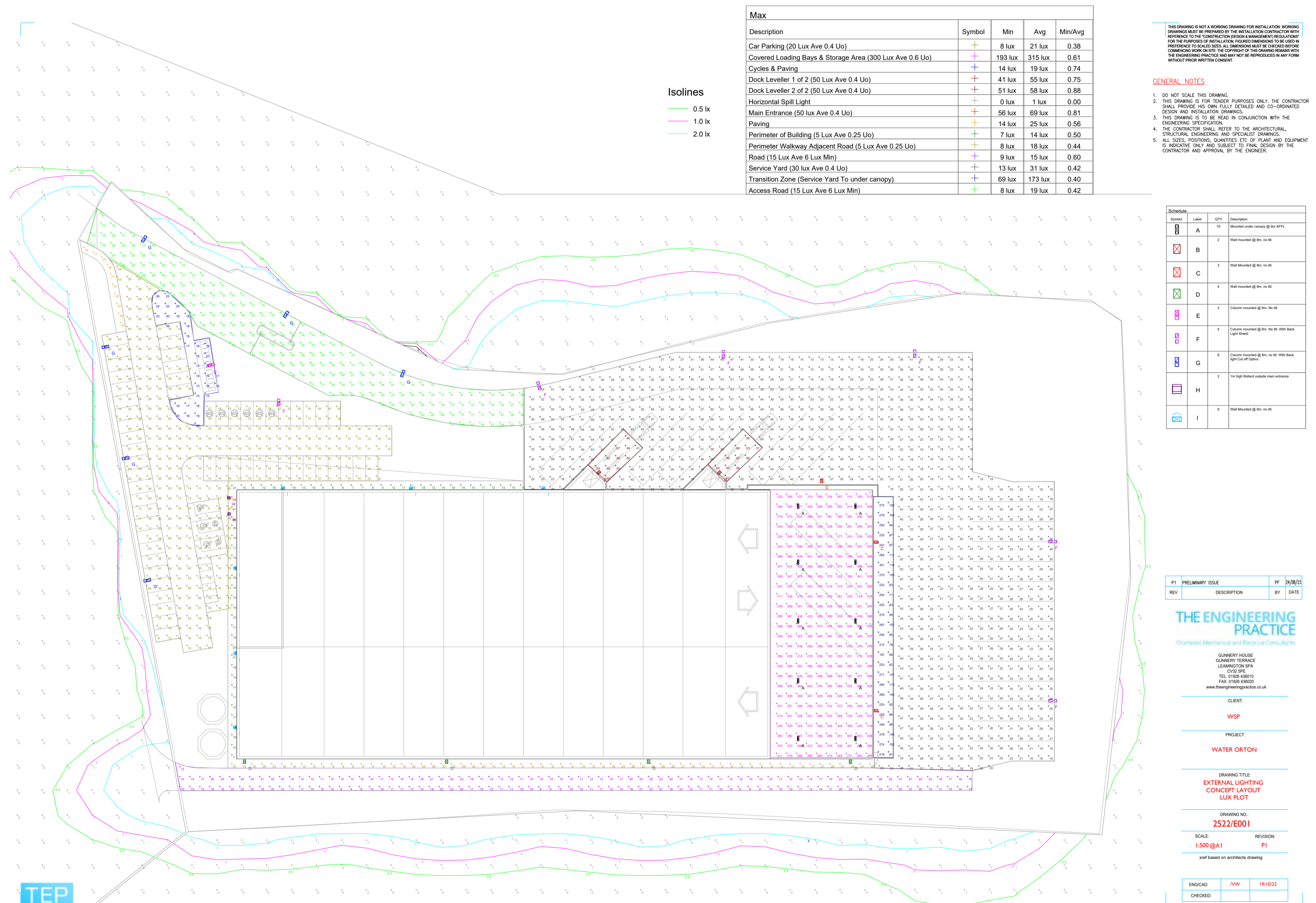
A baseline sound survey has identified that existing sound climate is dominated by existing commercial premises and rail transport noise. Noise from local road traffic and aircraft was also audible.

The baseline sound levels recorded will inform the assessment of noise impacts associated with the Proposed Development. Any adverse impacts identified through this assessment will be mitigated and minimised. This is in accordance with policy LP29 of the North Warwickshire adopted Local Plan 2021.

Air Quality

An Air Quality Assessment will accompany the submission of a planning application.

The proposals need to ensure that the proposed manufacturing facility meets the cleanliness specification required to produce parts for the electrification industry. It is therefore considered that there will be no impact upon local air quality.



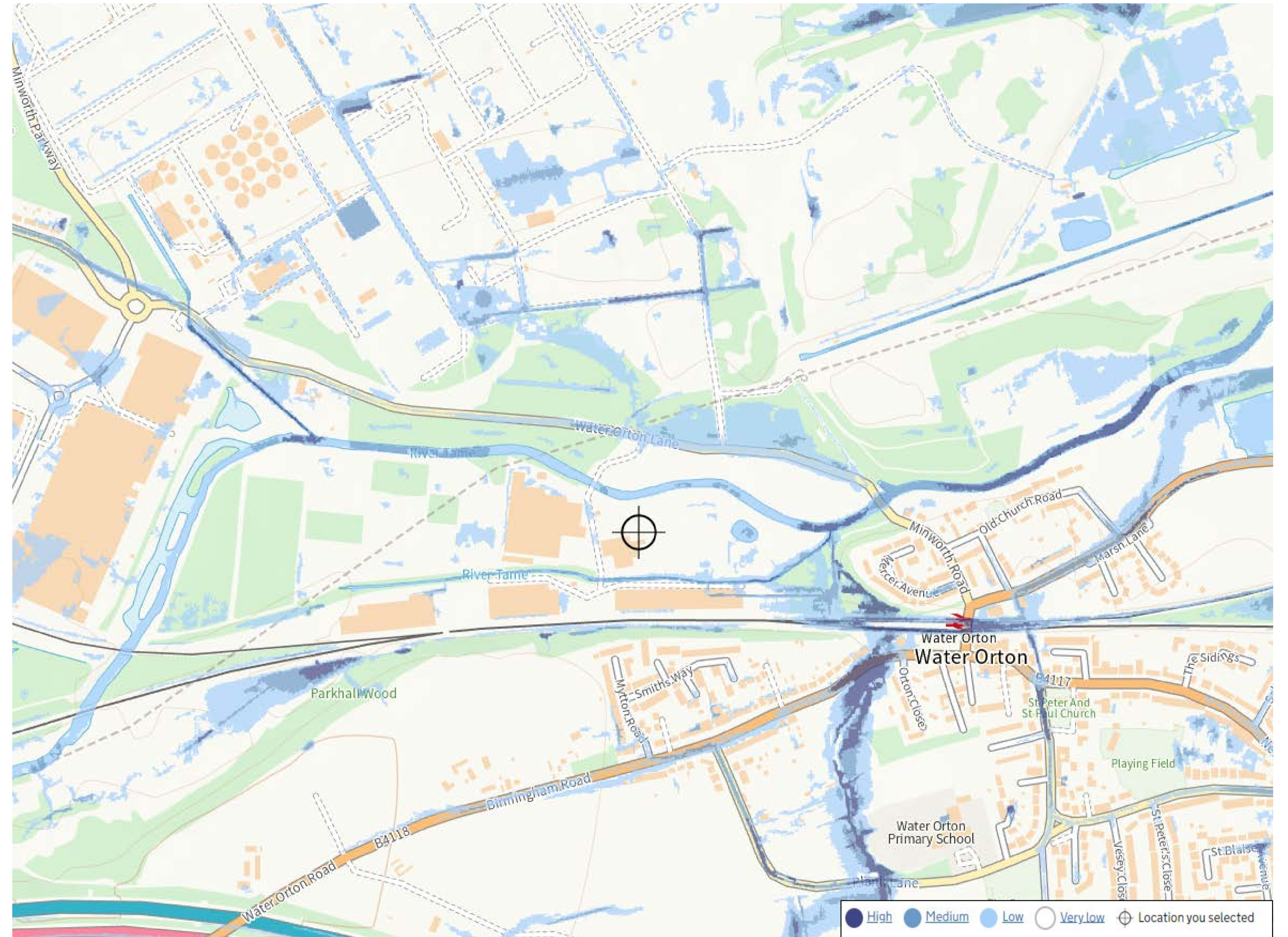
FLOOD RISK ASSESSMENT

A Flood Risk Assessment will be submitted with the planning application, as required by the Local Planning Authority.

A Drainage Strategy will also be submitted with the planning application to demonstrate how surface water and foul drainage will be addressed.

The site has been in WHS Plastics ownership since 1983, and there is no known flood event to have impacted the site in this period.

The site also benefits from an earth bund which surrounds the site.

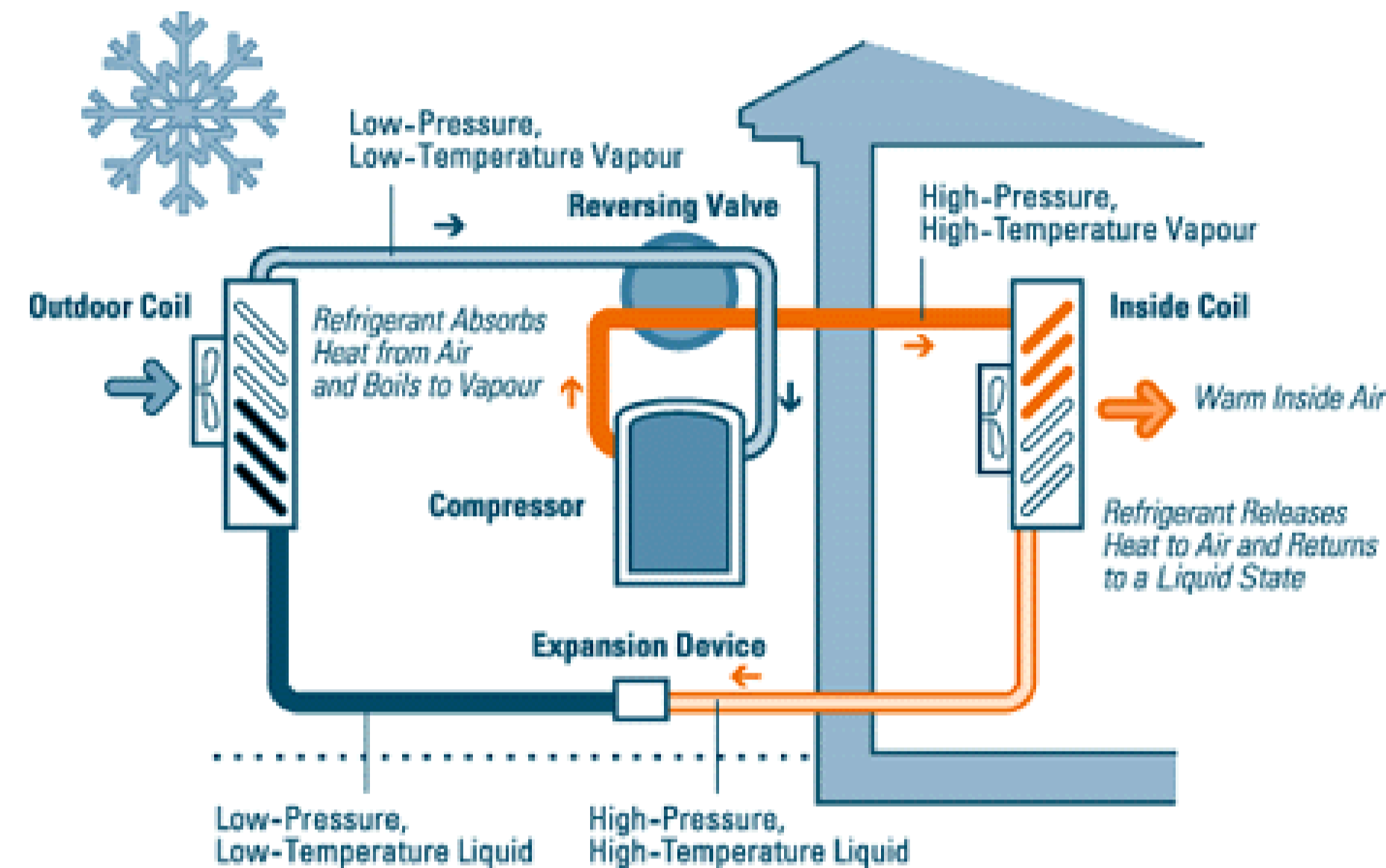


Surface Water Flooding Map

SUSTAINABILITY

In terms of sustainability solutions, the proposals are likely to utilise the following solutions:

- Air source heat pumps to heat the building and to generate the hot water.
- Photovoltaics (PV) panels. The building will be designed to ensure that PV panels are able to be fixed on the roof, if required.
- Cooling will be provided by Variable Refrigerant Flow (VRF) cooling which have similar efficiencies as air source heat pumps.
- Rainwater harvesting can be implemented and re-used to flush WC's and urinals.
- Waste Water Heat Recovery can be used on showers to recover some heat from the water used in the shower.
- EV parking provision will be included within the proposals.
- WHS Plastics encourage bicycle usage and also promote vehicle sharing where possible.



MASTERPLAN



WHAT HAPPENS NEXT?

Thank you for visiting this exhibition, which we hope has been of interest to you.

A planning application will be submitted to North Warwickshire Borough Council and Birmingham City Council to be considered by the Development Management team.

For further information please contact:

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