

WARWICK DISTRICT COUNCIL

TO: DEVELOPMENT COMMITTEE - 19TH JULY 1999

SUBJECT: STONELEIGH BUSINESS PARK

FROM: HEAD OF PLANNING

1. PURPOSE OF REPORT

- 1.1 To present a revised Design Brief for the restoration and future maintenance of the southern part of Stoneleigh Abbey Deer Park which would include redevelopment of existing buildings of the Stoneleigh Deer Park as part of the restoration process.

2. BACKGROUND

- 2.1 In January, this Committee received a report which set out a Design Brief for any future development of the Stoneleigh Business Park which lies at the southern end of the Stoneleigh Abbey Deer Park. A consultation exercise was subsequently undertaken which included liaising with all local residents in Stareton village, local and national interest groups (in view of the historic importance of the Deer Park), the owners of the Business Park and the Parish Council.
- 2.2 The public consultation raised a number of issues of concern to consultees. In addition, both during and since the public consultation, I have had a number of meetings with the owners of the Business Park. Through these discussions it has become clear that in terms of the scale of any redevelopment of the existing buildings, the owners are now considering a more fundamental approach to the whole site, with the long term aim of redeveloping the vast majority of the existing buildings. This is a major change from the more partial approach originally envisaged, and requires us to revisit the brief and suggest changes where appropriate.

3. HISTORY OF THE BUSINESS PARK

- 3.1 Stoneleigh Abbey Deer Park is a Grade II* Registered Park traditionally forming part of the Stoneleigh Abbey Estate. Permission was granted for the northern part of the Deer Park to be used as a golf course with clubhouse in 1991. In the southern half of the park during the second world war, the buildings which now form part of the Business Park were developed as a military hospital. The hospital buildings were taken over after the war by Massey Ferguson Ltd. as a training school. A proposal for the research/office headquarters of British Gas at the site was called in by the Secretary of State in the early 1990's and subsequently refused primarily on the grounds of harm to the Green Belt. In 1996, the former military hospital site was sold to Holaw 361 and Buildmajor have continued to run the site as a business centre. An area of the site is still used by Massey Ferguson and a small section is owned by the British Horse Society.

- 3.2 The character of this part of the Deer Park is very clearly defined by the rigid layout of the former military hospital buildings which have now been put to business and training facility uses. There are also a number of later buildings used by Massey Ferguson and the British Horse Society which, together with the hospital buildings and later ornamental planting, all serve to conflict with the original concept of a Deer Park which was originally established during the Jacobean period.
- 3.3 Since the change of ownership in 1996, discussions have taken place with the owners in respect of possible new developments and a number of minor applications have been submitted. The park is within the Green Belt and is also Grade II* Registered within the English Heritage Register of Historic Parks and Gardens which, although not a statutory designation, does require Authorities to have regard to the special qualities of the designated area and to consult with English Heritage in respect of any development.
- 3.4 In view of the Green Belt status of the site, and its inclusion within the English Heritage list of Historic Parks and Gardens, Members have expressed concern at the submission of piecemeal applications for incremental development and have requested that a brief be drawn up to guide any future applications.
- 3.5 Following the resolution of Plans Sub-Committee to require the preparation of a brief on the future of the Deer Park, the owners have commissioned Historic and Landscape appraisals to form an input into the brief, and discussions have also been held with English Heritage.

4. **POLICY ISSUES**

- 4.1 There are two main issues of policy, namely those of Green Belt and the location of the Business Park within the Historic Registered Park.

Green Belt

- 4.2 Planning Policy Guidance Note 2 (PPG2) is the main source of Government guidance here. PPG2 recognises that within Green Belt areas, there are a number of existing major developed sites (including hospitals, power stations and military establishments), many of which predate Green Belt designation. When Green Belt boundaries are drawn up, these should remain within the Green Belt, but it is appropriate to identify them in local plans. Paragraph 3.4 of PPG2 states that *“limited infilling or redevelopment of major existing developed sites identified in adopted Local Plans, which meets the criteria in paragraphs C3 or C4 of Annex C”* need not be regarded as inappropriate development.
- 4.3 This site is not identified in the Warwick District Local Plan as a Major Developed Site (MDS) in the Green Belt, but it would appear to meet the MDS criteria set out in PPG2. In the review of the Warwick District Local Plan therefore, it would be reasonable to suggest that it be so designated.

- 4.4 It would also be reasonable, therefore, to use the criteria set down in PPG2 to assess whether, as a MDS, any redevelopment is acceptable. The main criteria are as follows:-

Paragraph C4 “.....Redevelopment should:

- (a) have no greater impact than the existing development on the openness of the Green Belt and the purposes of including land in it, and where possible have less;
 - (b) contribute to the achievement of the objectives for the use of land in Green Belts (paragraph 1.6 above - see also paragraph 3.13);
 - (c) not exceed the height of the existing buildings, and
 - (d) not occupy a larger area of the site than the existing buildings (unless this would achieve a reduction in height which would benefit visual amenity).”
- 4.5 There is nothing within the Guidance which would prevent an increase in floorspace in any redevelopment, so long as it complied with all the above criteria. The key factor in determining the acceptability of any redevelopment is its impact upon the openness of the Green Belt and how it impacts upon key Green Belt objectives. Any proposals for redeveloping the Stoneleigh Business Park should be considered against this framework.

The Historic Park

- 4.6 English Heritage have expressed the view that ideally the buildings should be removed in their entirety and the park restored to its former historical context, which largely existed prior to the second world war developments. This, however, would only be realistically possible if an alternative compensatory site could be offered which the District Council are not in a position to undertake. Mr. J. Yates, the English Heritage Historic Buildings Inspector, has, therefore, advised the District Council that in view of the obsolescence of the present second world war structures, the opportunity may be taken to reduce the visual impact of the complex by replacing buildings with more sympathetically placed structures. This should take place alongside measures to restore the historic park around the new structures.

5. SUMMARY OF CONSULTATION RESPONSES

- 5.1 Consultation responses were received from Middlemarch Environmental Ltd, Warwickshire Wildlife Trust, Warwickshire County Council Museum Field Services and Coventry Museum and Galleries, all of which requested that more ecological information be either included in the brief or be requested at a subsequent stage. A request has been included as part of the Master Plan for a full ecological survey to be

carried out. A response was also received from Stoneleigh & Ashow Parish Council requesting that no additional floorspace be allowed as part of any redevelopment of the site. This point has been addressed elsewhere in this report.

6. PROPOSALS

- 6.1 It is in the light of the above that the current brief is put before members for consideration. It should be recognised at the outset that any redevelopment of the Business Park requires the Council to work alongside landowners. Without cooperation on both sides, the fundamental aims of the Brief cannot be achieved.
- 6.2 The Business Park owners are suggesting a wholesale redevelopment of the Business Park in a phased programme over several years. This offers a far better opportunity to identify how the Business Park can fit into the landscape than the more partial redevelopment which was envisaged when the previous brief was presented to this Committee in January. It offers the opportunity to consider the site as a whole, and to identify how the appearance and character of the site can best minimise its overall impact on the Green Belt and the character of the Historic Park.
- 6.3 The owners have made it clear that in order to achieve this wholesale redevelopment, with its attendant disruption to existing tenants and significant infrastructure costs, and fund reinstatement works to the historic park, some increase in floorspace will be required. (It should also be recognised that there is already capacity within some of the existing buildings to increase current levels of floorspace (without the need for any planning permission) by installing mezzanine floors.) As stated above, Government guidance does not prohibit some growth in floorspace within a Major Developed Site, so long as the objectives of the Green Belt designation are protected. The brief reflects this, and seeks to include appropriate safeguards.
- 6.4 It is impossible to permit some limited increase in floorspace without increasing either the footprint or the height of the replacement buildings. In this location, there may be opportunities to achieve this greater floorspace by a combination of one and two storey buildings, if these are designed sensitively and respect both the need for openness within the Green Belt, and the sensitivity of the Historic Park.
- 6.5 A copy of the proposed Design Guidance Brief for the Deer Park is appended to this report. The Design Brief has not set out to be a prescriptive document but a series of principles and procedures which need to be adhered to if the replacement of the existing floor area within new buildings is to be linked with restoration of the historic park.
- 6.6 In view of the fact that the new brief is significantly different from that previously considered by members and consulted upon, I believe that a further public consultation should now be undertaken with interested parties including the Parish Council, English Heritage, the owners and neighbours.
- 6.7 Following the resolution of Council to grant this committee delegated powers to approve reports such as this for public consultation, any consultation can begin immediately. In view of the extensive work and discussions that have already taken place, I am confident that I should be able to bring a final version of this brief to this Committee at its next meeting on 20th September.

7. **KEY ISSUES STRATEGIES**

7.1 Implementation of this is in accordance with EN3 and EN4.

8. **ENVIRONMENTAL IMPACT**

8.1 Restoration of the Deer Park by relocating existing floor space within the business park area would reduce the impact of the existing business park use within the historic landscape.

9. **RECOMMENDATIONS**

- (1) That the appended Design Brief for Stoneleigh Business Park be approved as a basis for further public consultations; and
- (2) That the Design Brief be circulated to interested parties including the Parish Council, English Heritage, the owners and neighbours, as a public consultation exercise and a report prepared for the next Development Committee on the 20th September 1999.

J. ARCHER
HEAD OF PLANNING

BACKGROUND PAPERS

Stoneleigh Deer Park Planning Files.
Stoneleigh Deer Park Survey Grounds Development Plan (Volume 1) as prepared for Holaw 361 and Buildmajor Ltd.

Contact Officer: Mr. A. Mayes
Tel: (01926) 450000 Ext. 3107

Areas in District Affected: Stoneleigh

DRAFT DESIGN BRIEF FOR STONELEIGH ABBEY DEER PARK

Historical Background

Stoneleigh Abbey Deer Park is recognised nationally as a Grade II* Registered Historic Park in the Register of Parks and Gardens of significant historic interest prepared by English Heritage.

Stoneleigh Abbey Deer Park was enclosed in 1640 and was, prior to that date, agricultural land. As the Deer Park belonged to the Leigh family until this century, development of the park is clearly documented. There are survivals of trees from each of the developmental stages. These can be clearly identified. The parks historic significance is, therefore, three-fold. Firstly, as an extension to the parkland around Stoneleigh Abbey, which was held by the Leigh family since the dissolution and does still maintain its original enclosure. Secondly, for its extensive collection of ancient trees, the oldest dating back 400 years to the original park layout. Thirdly, for the level of documentation still available which clearly illustrates the development of the Deer Park.

In terms of the parks survival, a number of changes have taken place prior to this century, notably the loss of Cloud Lane as a route way and the formation of the driveway from Tantara Lodge through the Park. The most significant alteration to the park was the construction of a military hospital during the second world war, which has survived to the present day and is currently used as a business centre and training centre. The hospital follows the pattern of similar military layouts constructed on a manmade plateau. Originally up to 50 individual buildings occupied the site, although the central area has now been cleared and forms a recreation area between the two main rows of single storey units. Other buildings have been added to the site since the hospital became a training centre and subsequently a business centre. The formation of the level plateau for the construction of the hospital and later ornamental planting, together with the buildings, have served to create the most significant changes to the historic landscape.

Section A

Impact of the present business park and training centre buildings

There are a number of significant locations where the impact of the present buildings are most evident.

1. Leaving Stareton in an easterly direction approaching Park Cottage the single span sheds which are post military hospital period and were erected by Massey Ferguson are particularly significant as a backdrop to the cottage. These buildings are large in scale and viewed from aspects both within and without the business complex do have a significant impact which would need to be significantly reduced in any restoration programme. This view has the most impact on Stareton Village.
2. Continuing east past Park Cottage, the regimented group of the western range of military hospital buildings becomes particularly visible set up on a plateau above the road. This view demonstrates most significantly the alteration to the landscape in order to provide flat ground for the construction of the military hospital. The original southern boundary of the park has been completely destroyed at this point and it is in this location that a degree of reinstatement and improvement to the visual boundary would be expected.
3. Views northward from the Stareton Road travelling in a north-easterly direction onto the central grassed area

gives an end on view of both ranges of military hospital buildings with gable ends diminishing. Some later ornamental planting is also visible in this view. The full impact of the military hospital layout is visible at this point, although the buildings do disappear over the central plateau. The eye, however, registers the very regimented pattern to this part of the site. Some significant improvement to the landscape is required here.

4. Continuing in an easterly direction along the Stareton Road to the main entrance gate. A similar view to that described at the previous location is dominated by the end of the eastern range of military hospital buildings, together with the later development now owned by the British Horse Society. The entrance complex and divergence of access roads, together with the evidence of the military layout are all in conflict with the original parkland setting at this point. Some existing planting, although not traditional, softens the views of the hospital blocks. Some significant improvement to the landscape is required here.
5. The view back into the park in a westerly direction from the Leamington/ Stoneleigh Road. At this point the end gables of the eastern range of military hospital buildings are evident, although falling out of view and partially masked by existing planting.
6. Continuing northwards along the Leamington/Stoneleigh Road, towards Tantara Lodge, the buildings are not visible due to topographical changes and existing planting between the surviving boundary treatment to the Deer Park.
7. Viewed southwards at Cloud Bridge, and before Tantara Lodge, the complex is not visible.
8. Entering the golf course at the club house the hospital buildings are not visible.
9. Proceeding across the golf course, following the line of Tantara Lodge carriage route, buildings are visible across the ridge. This view obviously diminishes as one proceeds further north across the existing Deer Park now a golf course. It is important that this view is improved and any new intrusion is modelled in such a way as to enhance rather than detract from the views across the southern Deer Park. Looking nearer to the boundary of the business park/military hospital, the buildings become more evident, in particular the later Massey Ferguson single span buildings discussed under item 1.
10. Internal views. Entering the business park from the current access from Stareton Road the initial impact of the military layout is broken by later ornamental planting and the "gentle fall" of the central plateau. On entering the space between the east and west ranges, the full impact of the military hospital is visible and the concept of a Deer Park least evident with the exception of two 17th century trees visible to the north-east. Car parking is also evident within this space. The full impact of the environment created by the hospital is appreciated from the central area where a completely separate, albeit pleasant, environment bearing no relationship to the Deer Park has been created. Moving further into the site from the central area, the later buildings are evident through which glimpses of the existing parkland, now in golf course use, can be seen.

Section B

Principles for relocation of accommodation within the site and restoration of parkland

1. The aim of this Brief is threefold.

- a) the restoration of that part of the historic parkland which lies within or immediately adjacent to the Business Park.
 - b) the redevelopment, in a phased programme, of all of the buildings within the Business Park to a design standard, and in locations, which are less visually intrusive and more sensitive to the Parks character.
 - c) to ensure development fulfills the objectives of Green Belt Policy.
2. The Council recognises that in order to achieve these ends, some additional floorspace should be allowed as part of the redevelopment of the buildings in the Business Park. In doing this, it also recognises that there is already capacity within some of the existing buildings to increase current levels of floorspace (without the need for any planning permission) by installing mezzanine floors. It will be important, however, that in allowing additional floorspace the overall aims of this Brief, and of the subsequent Master Plan (see below), are achieved.
3. The Council believes that an increased floorspace of up to 25% is, in principle, acceptable, subject to a satisfactory Transportation Impact Assessment being carried out. The capacity currently available within the Deer Park including the spare capacity which could be brought into use without the need for planning permission (see (2) above) and the British Horse Society's (BHS) offices is 22,241 sq.m. The maximum capacity which would therefore be allowed (excluding the BHS building) is approximately 25,551 sq.m. The BHS occupy a single storey building of approximately 1,800 sq.m. and this is not covered by this brief (however see section C below).
4. This additional floorspace will need to be met on a reduced footprint of development. Such a reduction, of approximately 25% will assist in meeting the objectives of Green Belt policy in reducing the impact of the development on the openness of the Green Belt in this location. In order to achieve this drawing together of floorspace into a more limited footprint it will be necessary to develop portions of the site to a 2/2½ storey level. In considering where such increases in height could take place it will be important for the other design criteria of this brief to be met in terms of reducing the visual impact of the current development. Such an approach should secure the removal of a number of buildings on the site which are particularly visually intrusive.

The objective of this approach is to ensure that the end product of development has less of an impact on both the Green Belt and historic parkland than the present extent and distribution of development. The provision of additional floorspace as part of this package recognises in part the ability to expand floorspace that already exists and the need to establish a commercially viable scheme that will make such an approach a realistic proposition.

The Master Plan will indicate where the higher areas of development may be acceptable. However, it will be for individual planning applications to provide a full justification, again in accordance with the criteria set out in the Master Plan, to justify why two storey development is acceptable in certain locations and demonstrate that the net impact of development on the openness of the Green Belt and the historic park is to be reduced as a result.

The Outline planning application and the Master Plan

5. For the purposes of the Brief, the area of the site is as shown on the attached plan. A phased Master Plan shall be prepared for the whole site based upon the complete replacement of all buildings on the site. It shall indicate the following:-
- (a) The main historical features to be restored, which should be supported by historical documentary evidence.
 - (b) The existing trees to be retained and protected.
 - (c) Areas of landscape restoration involving any proposed earth movement, together with a supporting statement.
 - (d) Areas where floorspace is to be relocated together with areas where buildings are to be removed and not replaced. Replacement floor area shall attempt to relocate in particular the most prominent parts of the original hospital buildings, to less visible part of the site. These must include the building viewed from points 1, 2, 3, 4 and 9 identified in Section A.
 - (e) Areas where it is envisage the height of building will be greater than single storey.
 - (f) How in principle the proposals will have no greater impact than the existing development on the openness of the Green Belt and the purposes of including land in it, and where possible have less and contribute to the achievement of the objectives for the use of land in Green Belts as set out in PPG2. This will need to relate, not only to the impact of new and replacement buildings, but also to associated impacts such as those of additional parking which will be required.
 - (g) An ecological assessment of all the existing trees identifying the important ecological features of the existing trees and the programme of care to ensure that these features are maintained. In addition it will provide a plan to ensure that the range of habitats at present is maintained in the future. This could include a programme of planting and management of younger trees to provide long term replacement to the existing veteran trees. New buildings and construction works including any ground disturbance, will not normally be allowed within 10 metres of the outer edge of the canopy of any of the existing trees. The areas below and around veteran trees should be maintained/established as grassland and maintained by occasional mowing (with the arisings removed) each autumn.
6. **The Master Plan shall be prepared and submitted as part of an outline planning application for the site. The outline approval will include a Transportation Impact Assessment and a Section 106 Agreement which will establish a mechanism for ensuring that the restoration of the historic parkland takes place alongside and redevelopment of the buildings, as well as dealing with any requirements arising from the TIA.**

The Detailed planning applications

7. Each subsequent planning application shall respond to the approved Master Plan and the applicant will be

required to enter into a 106 Agreement for each application in terms of the level of landscape restoration to be carried out with each subsequent planning application. As all buildings on the site are to be replaced, it is envisaged that a series of planning applications will be received until all the existing buildings have been removed and replaced.

8. Each application shall contain a level of landscaped restoration the area of which shall not be less than the ratio of the original floorspace replacement to a similar ratio of overall park area within the site. In the event of the area of park restoration exceeding this ratio, a system of credits to be used on future applications will be maintained alongside the Master Plan. This would mean, for example, that if the first application included a greater proportion of Park restoration than would be required by the size of the application, the next application could include less restoration, provided that the overall ratio between the original floorspace replacement and the Park restoration is maintained.
9. All planning application must be accompanied by a clear statement setting out the floor area to be replaced and the buildings to be demolished alongside the new floor area to be created. All applications should include a demolition programme which takes account of any existing leases and service connection within buildings which form part of an area of floorspace relocation. Dates for demolition shall be conditioned and subject to the 106 agreement on any approval; based on the programme submitted with the application. Any vacant floor space or floorspace which subsequently becomes vacant after the replacement has been occupied shall not be re-let prior to the agreed demolition date.
10. All applications shall be accompanied by a restoration statement which shall include annotated drawings or photo montages from each of the impact points listed in Section A indicating the benefits of the new building works over and above the existing situation. This information shall be used to judge the benefits and merits of the new proposed development, which must both clearly demonstrate a significant benefit in terms of the restoration of the Park and representing enhancement of the character and openness of the Green Belt in accordance with the principles set out in PPG2.
11. Conditions will be attached to each application requiring a specific level of restoration and protection of existing trees. There will also be ecological requirements which are set out separately in this Design Brief. These will in each case form part of the 106 Agreement.
12. The principal of restoration is firstly to restore the Historic Park and to minimise the visual impact of the usable floorspace within the Park. Floorspace relocation shall therefore be accommodated within built forms which are visibly unobtrusive. Whilst it is important that the footprint of relocated built forms should be no more than the existing footprint, the height of building are also critical in that they should not impact upon the views of the Park.
13. In considering any planning application, the Council will expect to see how the applicant is working towards achieving these objectives. However, it may be the case that in making a planning application in a certain defined location within the site (where two storey development may be acceptable), the applicant may reasonably seek a greater amount of additional floorspace than the overall increase of 25% would suggest. To accommodate these instances, and give maximum flexibility to the site owners, the following mechanism will operate.

14. The Council will operate a system of credits and debits in relation to the cumulative proposals on the site. Any net loss of floorspace as the result of an individual planning approval for demolition and development will be counted as a credit. Any net increase will be a debit. By the end of the redevelopment of the site as a whole the overall capacity, excluding the British Horse Society, shall not have increased by more than a maximum 25% of the whole.
15. In considering any planning application, the Council will wish to see that the floorspace debit of no more than 25% have been achieved. As a general rule, the Council will require all planning applications to adhere to this maximum ratio. However, the following exceptions will apply:-
 - a) It is accepted that the first planning application will require new building before any demolition is commenced. Therefore, the ratio for increased floorspace will be raised to 50% for that application, provided this does not increase the total floorspace of the Business Park above that allowed in this Brief. By the second phase, the Council will expect the cumulative ratios to be in line with the overall target.
 - b) If at any time the cumulative floorspace debit is less than 25% (ie: at that time there has not been an increase in floorspace of more than 25% as a result of any demolitions and new development to date), then in the next application, the Council would accept a higher net level of floorspace increase.
16. Where proposals come forward which will increase the footprint of the site, these will be considered on their merits, having regard to the framework set out in the Master Plan and the requirements of this Brief.
17. This mechanism will only apply to new proposals which come forward after the initial outline application, and therefore after the approval of the master plan. The ratio will only apply to new floorspace approved then; it will not apply to existing floorspace already on the site.
18. The height of the external envelope required to accommodate the floor area shall then be superimposed upon each of the viewpoints identified in Section A. Only in cases where it is possible for the envelope to be accommodated with a reduced visual impact upon the viewpoints, will the additional 25% floor area be permissible. In the event of the envelope being unacceptable only the existing floorspace or less will be permitted as acceptable relocatable floorspace. In the event of there being uncertainty in the viewpoint exercises, height markers shall be used as markers to indicate on site height of the proposed buildings.

Section C

Design appraisal

It should be noted that this section is not intended to be a prescriptive statement but a series of considerations which should be addressed by the applicant in the design of replacement floor area buildings and subsequent restoration of the parkland.

1. All new buildings should clearly seek to avoid the rigid layout of the hospital buildings.
2. Consideration of the site in the interim period between the first application and the last application for replacement floor areas must be addressed, as part of each application to ensure that the Park maintains a visible integrity during the period of restoration. It would be unacceptable for redundant floor areas to remain once new buildings are in place and for significant conflict to be created between new buildings and those remaining

for the latter part of the plan period.

3. There are no precedents for any buildings style within this site, with the exception of the lodges around the edge of the Deer Park.
4. The use of new planting within the scope of the original Deer Park layout may be used in conjunction with original planting to often mask new buildings, however it is not intended that planting should be used extensively to mask new buildings envelopes such that they meet the criteria set out in item no. 7 of Section B.
5. Materials will be an important factor in achieving appropriate design forms. The current painted structures are particularly noticeable within the landscape and the use of appropriate brick may be preferable, together with either a tile or shingle roofs. Materials chosen as part of the first application will be a determining factor in terms of materials for the whole site and this needs to be carefully considered at the outset. The need for the use of highly reflective material in this environment would need to be demonstrated as being of benefit to the restoration of the Park, otherwise it would not be acceptable. As this is a Grade II* Registered Park it would be necessary to use traditional materials, it would be unacceptable to use uPVC rainwater goods and uPVC windows. Repetitive fenestrations are where possible, to be avoided.
6. The Master Plan should address the issue of car parking and seek to reduce the visible impact of parking within the complex. The Council would also wish to consider whether the overall number of car park trips generated by the development could be reduced in line with government guidance.

General items

It is accepted that the British Horse Society's building is not within the current business centre ownership, however, this is a particularly obtrusive building and in the event of it being possible this floorspace should be relocated to another part of the site with a view to this area being restored as parkland.

In view of the highly sensitive nature of any form of new development within the Deer Park, it should be realised that it may not be possible to reinstate entirely the total floor area plus the 25% maximum included within the calculation under item no. 7 of Section B. If upon completion of the relocation of all existing floor areas there is floorspace in credit this may be held with such time as it is required and any new application would be considered on its merits but within the criteria of this brief. In the event of it not being possible to meet all of these criteria and an application being refused, the floorspace in question would be removed as credit.

Checklist items required as part of first application

1. Clear indication of area of floorspace to be relocated and location of new site within Master Plan.
2. Calculation of total floorspace relative to footprint, in accordance with item no. 4 of Section B.
3. Area of Park to be restored as calculated by the floorspace/parkland restoration ratio set out in item no. 3 of Section A.
4. Massing diagrams for each impact points as set out in Section A.
5. Parkland restoration details including protection/maintenance of historic trees.
6. Car parking provision details.
7. Details of any issues which need to be addressed under the Ecological Study carried out as part of the Master Plan.