

**Application No:** [W 18 / 0522](#)

**Town/Parish Council:** Baginton  
**Case Officer:** Rob Young

01926 456535 rob.young@warwickdc.gov.uk

**Registration Date:** 07/03/18

**Expiry Date:** 06/06/18

**Gateway South, Land to the South and West of Coventry Airport and  
Middlemarch Industrial Estate, Coventry**

Outline application including details of access for the comprehensive redevelopment of land South of Coventry Airport, comprising demolition of existing structures and the erection of new buildings to accommodate general industrial uses (Use Class B2) and storage and distribution (Use Class B8), ground modelling works including the construction of landscaped bunds, construction of new roads, footpaths and cycle routes, associated parking, servicing, infrastructure and landscaping and the creation of open space in a Community Park. Provision of replacement sports ground including the creation of new sports pitches, erection of training lights, a club house (including bar, changing facilities, showers and communal area) and ancillary buildings. FOR Coventry & Warwickshire Development Partnership LLP

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**BACKGROUND**

On 12 December 2018 Planning Committee resolved to approve the above application, subject to referral to the Secretary of State. The Secretary of State has subsequently confirmed that they do not wish to call the application in.

Since consideration of the application in December, the applicant has requested some minor changes to two of the agreed conditions. The conditions in question are:

- the condition relating to the Stoneleigh junction on the A46 (which was added in the addendum report to Committee – number 4 in the Highways England list of conditions); and
- the condition requiring the provision of emergency access to and from Siskin Parkway West (condition 39 in the list of conditions in the original Committee Report).

Planning Committee are only being asked to consider the wording of these two conditions and not to reopen determination of the application as a whole.

**RECOMMENDATION**

Planning Committee are recommended to APPROVE the revised wording for these conditions.

## **STONELEIGH JUNCTION CONDITION**

The wording of this condition as approved is as follows:

*No part of the development hereby permitted shall come into use until a scheme of works at the A46 Stoneleigh junction has been implemented and is open to traffic. The scheme shall provide sufficient improvement in operational capacity to adequately mitigate the traffic impacts of the development hereby permitted.*

The applicant wishes this to be changed to read as follows:

*Prior to occupation of any buildings falling within Use Classes B2 or B8, the development details of an improvement scheme at the A46 Stoneleigh junction and a programme defining trigger points for its full implementation shall be submitted to and agreed in writing by the Local Planning Authority following written confirmation of agreement by the Highways Authority for the A46 trunk road. The agreed A46 Stoneleigh junction improvement scheme shall thereafter be fully implemented in accordance with the approved details and programme or any amendments subsequently approved in writing by the Local Planning Authority in consultation with the Highway Authority for the A46 trunk road.*

This revised wording is similar to the corresponding condition on the adjacent Whitley South development (Ref. W18/2099). The only difference is that there has been a slight change to the trigger to ensure that the condition does not delay use of the community park or the replacement Rugby Club within the Gateway South site.

It is considered that the revised wording would retain suitable control over the provision of mitigation works at the Stoneleigh junction, whilst allowing flexibility for the County Council's own scheme for that junction to come forward. Highways England have been consulted on this change and their comments are awaited and will be included in the addendum report for Committee. However, as they have agreed such a condition for the adjacent Whitley South development, it is anticipated that they are likely to agree this for the Gateway South site.

## **EMERGENCY ACCESS CONDITION**

The wording of this condition as approved is as follows:

*No development shall commence unless and until a scheme for the provision of emergency access from Middlemarch Business Park to Bubbenhall Road and from the proposed logistics park to Siskin Parkway West both during the construction and operational phases of development has been submitted to and approved in writing by the Local Planning Authority. At all times following the commencement of development such emergency access shall be provided in full accordance with the approved scheme.*

The applicant wishes this to be changed to read as follows (additional wording underlined):

*No development shall commence unless and until a scheme for the provision of emergency access from Middlemarch Business Park to Bubbenhall Road and from the proposed logistics park to Siskin Parkway West or across Coventry Airport land to a publicly adopted highway both during the construction and operational phases of development has been submitted to and approved in writing by the Local Planning Authority. At all times following the commencement of development such emergency access shall be provided in full accordance with the approved scheme.*

As currently drafted, the condition requires a reciprocal arrangement with Middlemarch Business Park for emergency access. However, whilst emergency access can be gained from Middlemarch Business Park through the site, the applicant does not currently have rights of emergency access to Siskin Parkway West. The applicant does, however, have agreement in principle from Coventry Airport to provide an emergency access across their land.

In planning terms, it does not matter whether the emergency access goes through Middlemarch Business Park or the airport. Therefore, the revised wording would allow for an equally satisfactory outcome as the existing wording.

### **CONCLUSION**

For the above reasons, subject to there being no objection from Highways England, it is recommended that the wording of the conditions is changed as requested.