

Application No: [W 15 / 1820](#)

Town/Parish Council: Warwick
Case Officer: Anne Denby

Registration Date: 03/12/15

Expiry Date: 03/03/16

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Plot 5001, Tournament Fields, Stratford Road, Warwick
Construction of a Office Headquarters (B1 unit) FOR Mr P Shanley

This application is referred to Planning Committee due to the timescale required for the decision.

RECOMMENDATION

Planning Committee are recommended to delegate the determination of the application to officers in the absence of any representations not considered by the Planning Committee.

DETAILS OF THE DEVELOPMENT

The application proposes the erection of a new office headquarters building. This will consist of 2,862sq.m of office space provided for over 2no. floors. The building will be used by Geberit, who are to relocate from another office on Tournament Fields, as a headquarters building with facility to hold training events.

The building would measure 77m by 25.7m with a maximum height of 9m. The building is to be constructed in 2 phases with a smaller section of the building to be provided as a future extension. Vehicular and pedestrian access to the site would be created from Wilton Drive with 108 car parking spaces provided. A detached garage is also proposed to the north of the building. This will measure 12m by 7.4m and will be 3.8m in height with a flat roof. The garage will accommodate 4no. vehicles.

The office building and detached garage would be clad in composite white panel cladding. The main entrance to the office building is sited on the western elevation as a small projection from the main building and this section of the building is to be glazed.

One vehicular access is proposed; this will serve the car park and garage building and also provide the pedestrian access to the site.

The existing planting to Edge Hill Drive will be retained with additional landscaping proposed adjacent to the site entrance and within the parking area.

THE SITE AND ITS LOCATION

The application site relates to Plot 5001 within the allocated employment land at Tournament Fields, which is on the southern edge of Warwick, close to the M40 junction.

The plot is within the eastern side of Tournament Fields on the main spine road through the estate, Edge Hill Drive. The site is adjacent to the roundabout junction on Edge Hill Drive.

The site abuts existing office development to the east with vacant allocated employment land on the opposite side of the road to the west. To the south on the opposite side of Wilton Drive are attenuation ponds and associated landscaping.

PLANNING HISTORY

W/92/0291 - Phased erection of B1, B2 and B8 floorspace, (66,000sq.m) residential development, service roads, car parking, landscaping, associated infrastructure and ancillary developments. - Granted.

This permission was renewed in 2007(W/04/1851), and in 2014 (W/13/0758) for a further six years, and has subsequently been developed in stages under a succession of reserved matters applications.

Development built under the outline consent to date includes Tournament Court, Gerberit HQ, Eagle Burgman, Pure Offices, West Midlands Ambulance Hub and Semcon (currently in final phase of construction following approval under ref:W/15/1085 on the 7th April 2015).

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)
- UAP2 - Directing New Employment Development (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS8 - Employment Land (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- EC1 - Directing New Employment Development (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR1 - Access and Choice (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE4 - Landscape (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Employment Land Development Brief - Tournament Fields, Warwick (Prepared by Severn Trent Property)
- Vehicle Parking Standards (Supplementary Planning Document)

SUMMARY OF REPRESENTATIONS

Warwick Town Council: Comments awaited, to be included in the update report.

Highways: Comments awaited, to be included in the update report

Ecology: No objection, subject to conditions

Environmental Protection: No objection, subject to condition

Cllr Ashford: Welcomes the proposals and requested further detail.

ASSESSMENT

The main issues relevant to the consideration of this application are as follows:

- The principle of development
- Traffic impact / highway safety
- The impact on visual amenity and neighbouring development
- Ecological impact
- Energy efficiency / CO2

Principle of development

The principle of the construction of warehouse, office and industrial buildings has previously been approved under the outline permission for the wider site. Tournament Fields is identified in the Council's 2013 Employment Land Review Update as one of the District's best quality employment sites. Despite this a large majority of the land has remained undeveloped in recent years. The proposal would secure the development of a prominent site, employment opportunities for local people, and inward investment to the District, which would contribute towards building a strong and competitive economy. This would accord with the NPPF, which at paragraph 19 states that significant weight should be placed on the need to support economic growth through the planning process.

It would also constitute sustainable development by providing employment on allocated employment land on the edge of the town, where large vehicle movements can easily access the strategic road network.

Traffic impact / Highway safety

The impact of B1, B2 / B8 development in this location to the surrounding traffic network was considered as part of the outline application. The legal agreement associated with the outline permission required significant junction improvements to the M40/A46 junction and financial contributions towards highway improvements in Warwick town centre, and to provide improved cycle facilities between the site and the town centre, to deal with the quantum of development that was granted. These works have already been carried out and the contributions have been paid. Although this is a stand-alone planning application the site area and proposed floor space fits within the outline permission, therefore there it is considered that there is no further need to assess the impact on vehicle movements. The outline permission has already made provision to comply with Policy DP7. Whilst the original outline was approved some time ago in 1995 the permission has been renewed recently in 2013 and a reassessment of the highway situation would have been carried out at that time. This included re-consultation with the Highways Authority who raised no objection to the outline application.

The parking provision for the development is 108 spaces, with additional space provided for promotional vehicles and trailers in the garage building. The design brief for the Tournament Fields redevelopment states car parking ratios for B1 use to be 1 space per 28sqm, the development would achieve this ratio. However the standard within the brief is superseded by the SPD which was adopted in November 2007 which would normally require 95 spaces for B1 (a) floorspace. The proposed parking levels therefore exceed the design brief and SPD requirement. As stated in the applicants submission this is to accommodate times when training events are also held at the site.

There is high demand for on-street parking within the area and it is considered reasonable to provide this additional parking provision given the nature of the use with an element of training facility, to ensure that the existing situation is not exacerbated. Comments are awaited from the Highway Officer and these will be provided in the update report.

Impact on visual amenity and neighbouring development

The current application is a stand-alone submission. However the site is within the site area of the previous outline and it is considered reasonable to assess the scheme against some of the parameters set by that approval. The outline requires that any development should be carried out in accordance with the principles established in the Tournament Fields Employment Land Development Brief as approved by the Council and dated 15th April 2003. In relation to this current application the key criteria which the brief requires are:

- a high standard of building design with harmonious aesthetics yet capable of expressing individual occupier identities.
- the selection of materials suited to the location and constraints.
- a quality landscape scheme enhancing the setting of the buildings and providing buffer screen planting to sensitive boundaries.
- an integrated design for pedestrians and cycle movement around the park.

The development brief states that the majority of the land around the proposed buildings upon each development plot will be given over to car parking, or HGV parking and / or unloading bays in order to satisfy the required level for each building.

The site is a gateway location and the aim is to achieve a visual appearance for the park which is of high quality, prestigious and co-ordinated. The brief identifies that the consistency of design can be achieved with the use of a relatively restricted colour palette and range of materials used across the park. The vision is that buildings are 'set in' the landscape, however opportunity exists to create keynote buildings.

The building is of modern design and will have a similar appearance to those already constructed within Tournament Fields. The building will be clad with white composite panels with the proposed height of the building being 9m. This is comparable with other existing development in the vicinity.

The site is within a prominent location within Tournament , the size and location of the building though will act as a visual reference to the approach to the roundabout. The location of the building within the plot ensures the retention of much of the existing landscaping to the roundabout boundary creating a focal point within this area of the development.

The building include a glazed 2-storey height entrance which projects from the main building breaking up its overall bulk and providing visual interest to the main front elevation. The remainder of the building is similarly divided through the use of materials and glazing.

The site is located within the middle of the Tournament Fields site and will have little impact on existing properties in the surrounding area. There are existing offices to the east of the site and there is potential for some overshadowing / visual impact to occur. However the relationship between the buildings is similar to that between other existing development on Tournament Fields. The building will be visible from the nearest dwellings, though there are significant separation

distances between the proposed building and the boundaries to the employment area. The proposed building will also be viewed in the context of the existing office development and in that context is not considered to result in any adverse impact to amenities of nearby residential properties.

The building is considered to be a high quality development that will sit well with and complement the existing development on the park. The proposals retain the key landscaping to the main site frontages and will not detract from the planned appearance of the employment area, or the setting of nearby residential and commercial properties. For these reasons it is considered that the development would meet the aspirations of the development brief and the proposals are therefore considered to comply with Policy DP1 of the Warwick District Local Plan 1996-2011.

Ecological Impact

The Ecology Officer has assessed the proposals and advised that Skylarks have been recorded in the area. As existing vegetation is to be removed any vegetation clearance is carried out outside the nesting bird season that lasts March to September inclusive. If this is not possible, then the site should be checked for nesting birds by a qualified ecologist prior to any works commencing.

The proposed landscaping includes a native hedge however the most of the proposed trees and shrubs proposed are non-native species. The applicants have been asked to revise the proposed planting to include more native species of trees and shrubs and also a wild-flower planting is considered instead of grass seeding.

As there are amphibian records in the area and suitable habitat within close distance to the site informative notes relating to amphibians and reptiles, as protected species, are recommended.

Considering the proximity of the site to the existing lakes and records for bats in the surrounding area it is also recommended that any lighting is designed sensitively to minimise the lighting across the site at night and avoids lighting along hedgerows and trees. Lighting around the periphery should also be kept to a minimum, with low-level wattage and timers. Conditions are recommended to ensure these details are submitted.

Energy efficiency / CO2

The applicants have acknowledged the need to incorporate energy efficiencies within the proposed development in order to achieve the aims of Policies DP12 and DP13 and the Council's Sustainable Buildings SPD. They state that this could be accommodated through either improvements to the fabric of the building or renewable energy, such as PV panels. A condition is recommended to ensure this is secured.

Odour

The application site is within the influencing distance of odour impacts from Longbridge Sewage Works and a recent odour assessment commissioned by Severn Trent indicates that odour mitigation measures are necessary to protect the amenity of users of the development.

The Environmental Protection Officer has been consulted and raised no objections to the proposals subject to the inclusion of a condition requiring details on such odour mitigation measures.

Other Matters

The impact on archaeology was considered under the previous outline permission, as was the impact on flooding and flood risk. Following the completion of flood alleviation works to the Gog Brook the site is now within Flood Zone 1, at low risk of flooding. Surface water and foul drainage details would be required by condition.

Summary/Conclusion

The proposal would provide a high quality development in accordance with the approved development brief for the area, contribute towards economic development and would provide adequate parking and access arrangements and therefore complies with the Policies listed and the NPPF.

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings 0301; 0302; 0303; 0304; 0306 Rev00 & 0307 Rev00 and specification contained therein, submitted on 4th November 2015. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
- 3 The development hereby permitted shall not be commenced unless and until a scheme showing how either a). at least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable energy resources, or b). a scheme showing how at least 10% of the energy demand of the development and its CO² emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until all the works within the approved scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. **REASON:** To ensure that adequate provision is made for the generation

of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

- 4 The development hereby permitted shall only be undertaken in strict accordance with details of both hard and soft landscaping works which have been submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the colour of the railings and gates; footpaths; and hard surfacing, which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the offices hereby permitted; and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species, unless the local planning authority gives written consent to any variation. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 – Transplanting Root-balled Trees and BS4428 – Code of Practice for General Landscape Operations. **REASON:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DP1, DP2 and DP3 of the Warwick District Local Plan 1996-2011.
- 5 The development hereby permitted shall not commence until details have been submitted to and approved by the Local Planning Authority of an odour mitigation solution to provide a suitable internal environment within the proposed office accommodation. **REASON:** To ensure suitable protection from odour in accordance with Policy DP2 & DP9 of the Warwick District Local Plan 1996-2011.
- 6 The development hereby permitted shall be carried out in strict accordance with details of surface and foul water drainage works that shall have been submitted to and approved in writing by the local planning authority. **REASON:** To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policy DP11 of the Warwick District Local Plan 1996-2011.
- 7 No phase of the development hereby permitted shall not be occupied unless and until the car parking and manoeuvring areas indicated on the approved drawings for that phase have been provided and thereafter those areas shall be kept marked out and available for such use at all times. **REASON :** To ensure that adequate parking facilities

are provided and retained for use in connection with the development, in accordance with the requirements of Policy DP8 of the Warwick District Local Plan 1996-2011.

- 8 The development hereby permitted shall not commence unless and until two weeks' notice in writing of the start of works has been given to a qualified ecologist appointed by the applicant to supervise all ground work elements of the development within the site and a report outlining the findings shall be submitted to and approved in writing by the Local Planning Authority. **REASON:** To ensure that protected species are not harmed by the development in accordance with Policy DAP3 of the Warwick District Local Plan 1996-2011.
- 9 Prior to occupation shall take place until a detailed lighting scheme has been submitted and agreed between the applicant and the local planning authority. In discharging this condition the District Planning Authority expects lighting to be restricted around the boundary edges, along hedgerows, around known bat roosts and badgers setts, and to be kept to a minimum at night across the whole site in order to minimise impact on emerging and foraging bats and other nocturnal wildlife. This could be achieved in the following ways:
 - a. low pressure sodium lamps should be used in preference to high pressure sodium or mercury lamps
 - b. the brightness of lights should be as low as legally possible
 - c. lighting should be timed to provide some dark periods
 - d. connections to areas important for foraging should contain unlit stretched.The agreed scheme to be fully implemented before/during development of the site as appropriate. **REASON:** To ensure appropriate measures are taken in relation to protected species in accordance with Policy DAP3 of Warwick District Local Plan 1996-2011.
- 10 The development shall be carried out only in full accordance with details of the facing and roofing materials as indicated on the approved drawings. **REASON:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy DP1 of the Warwick District Local Plan 1996-2011.
- 11 The development hereby permitted shall either:
 - a.) Be timetabled and carried out to avoid the bird breeding season (March to September inclusive) to prevent possible disturbance to nesting birds.
 - b.) Not commence until a qualified ecologist has been appointed by the applicant to inspect the vegetation to be cleared on site for evidence of nesting birds immediately prior to works. If evidence of nesting birds is found works may not proceed in that area until outside of the nesting bird season (March to September inclusive) or until after the young have fledged, as advised by ecologist.

Birds can nest in many places including buildings, trees, shrubs, dense ivy, and bramble/rose scrub. Nesting birds are protected under the 1981 Wildlife and Countryside Act. **REASON:** To ensure that protected species are not harmed by the development in accordance with Policy DP3 of the Warwick District Local Plan 1996-2011.





