**Application No:** W 13 / 1766

Town/Parish Council: Warwick Case Officer: Penny Butler **Registration Date:** 19/12/13 **Expiry Date:** 20/03/14

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Plot 7001, Tournament Fields, Edgehill Drive, Warwick, CV34 6QZ

Approval of reserved matters (access, appearance, landscaping, layout and scale) for the erection of a parts and distribution warehouse building (Use Class B8, with ancillary B1 office and B2 general industrial space), with associated service roads, car parking, landscaping, associated infrastructure and ancillary developments, under outline planning permission W/13/0758. FOR Sackville Development (Warwick) Ltd

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

#### RECOMMENDATION

Planning Committee are recommended to GRANT approval of the reserved matters of access, appearance, landscaping, layout and scale subject to the conditions listed.

#### **DETAILS OF THE DEVELOPMENT**

This application seeks the approval of reserved matters for access, appearance, landscaping, layout and scale, following the outline permission for the development of the site for B1, B2 and B8 purposes. The proposal is for a single warehouse building of 20,903sg.m plus a small office suite of 328sg.m, together with a service yard hard standing and associated landscaping, to provide a central components warehouse. Sprinkler tanks are proposed adjacent to the A46, and a security gatehouse with vehicle barriers is also proposed at the service yard entrance. The building would measure 99.8m by 212.5m with a total height of 15m. 120 car parking spaces are proposed. The building will be used mainly for storage and distribution, falling under the B8 use class, with ancillary B1 office space and B2 general industrial space. The building would be clad in composite metal cladding with a very low pitched roof surrounded by a parapet. The offices are sited on the elevation facing the new access road. Two vehicular accesses are proposed, one to serve the main car park for staff and visitors, and the second for the principal service access and warehouse parking, to be controlled by barriers and a small gate house. The site will be surrounded by a 2.4m high perimeter weld mesh fence on the A46 side.

The warehouse will be used for the storage of Aston Martin parts and components and there will be a small area for light assembly for certain multipart items. Aston Martin has a requirement to relocate from their existing

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storage facility at Banbury and considered a range of possible sites, with Tournament Fields being the preferred option. The target completion date for construction is October 2014. The facility will create 65 jobs on occupation, with plans for growth at the facility to increase this by 80.

## THE SITE AND ITS LOCATION

The application site relates to Plot 7001 within the allocated employment land at Tournament Fields, which is on the southern edge of Warwick, close to the M40 junction. The plot is at the south-western side of Tournament Fields and is roughly rectangular, with one corner being clipped by the A46 embankment. It would be accessed off the existing roundabout off Edgehill Drive. The site abuts the recently constructed West Midlands Ambulance Hub, the planned electricity substation (recently submitted under application W/13/1670), and surrounding allocated employment land. The site for a care home would also adjoin the site, which has an extant consent until December 2014 having been granted permission at appeal in 2011.

## PLANNING HISTORY

The land surrounding the site was originally granted outline permission in November 2000 (W/92/0291) for 66,000sq.m of employment floor space (B1, B2 and B8). This permission was renewed in 2007 (W/04/1851), and earlier this year (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 and the West Midlands Ambulance Hub.

### **RELEVANT POLICIES**

- 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)
- National Planning Policy Framework
- Employment Land Development Brief Tournament Fields, Warwick (Prepared by Severn Trent Property)

# SUMMARY OF REPRESENTATIONS

Warwick Town Council: No objection.

**WCC Highways**: No objection subject to the development being laid out in general accordance with plan 031 Rev.D.

## ASSESSMENT

#### Principle of use

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 large part of the remainder of the site, significant 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. The floor area of the building would not exceed any of the size limits placed on the outline permission. The maximum quantum of office space was limited to 36,300sq.m, but the amount of office space proposed, in addition to that already granted permission on the wider site, is not exceeded.

#### Impact on visual amenity

The proposed height of the building is 15m, which is necessitated by the need for high-bay racking internally, which dictates that the clear structural height must be 12m. The roof profile will be largely concealed behind a parapet wall, which is in keeping with the modern appearance of the recently erected Gerberit and Eagle Burgman buildings, and provides a clean and modern "engineered" look that is considered appropriate to the Aston Martin brand. Only the front elevation of the building fronting the new access road, where the office and staff facilities are proposed, requires windows. This elevation is treated with silver coloured horizontal cladding panels and floor to ceiling glazing to the ground and first floor offices, with a two storey glazed entrance feature.

A significant landscaped buffer zone 13m wide is shown along the northern side of the building, which will provide screening of the elevation seen from the Chase Meadow housing estate to the north. The building will be visible from the nearest dwellings, but the building is set 100m from these properties, behind the ambulance station recently erected in front of it, and the proposed landscaping which will provide a visual buffer to soften its appearance. From this direction, the building will also be viewed against the A46 fly over which is at an elevated level. The building would be sited 25m away from the approved three storey care home, which is considered to be a sufficient distance to allow a reasonable standard of amenity for residents.

A condition attached to the outline consent requires that any development is carried out in accordance with the principles established in the Tournament Fields Employment Land Development Brief as approved by the Council and dated 15

April 2003. This Brief included a visual impact analysis which recommended that "Building will be restricted to 12m in height", whilst the current proposal is for a 15m high building. Heights quoted for warehousing normally refer to their eaves height rather than total height, and 12m is a standard eaves height for such buildings to which roofs would normally be added. The Brief concluded that the visual impact of development with a 12m height limit should only be very slight, however, since this Brief was written, the A46 fly over has been constructed. This provides more elevated views of the development from the road itself, however it also provides a raised bank against which the development is viewed from the development to the east, and which blocks views from the countryside to the west.

The Brief carefully assessed the impact on the residential properties at The Peacocks, and new dwellings have since been constructed adjacent at Earls Meadow. A lower two storey height (8.5m) is specified in the Brief close to these dwellings in order to protect their amenity, with higher three storey buildings permitted elsewhere. The application site is the furthest building plot from these dwellings and is sited behind the hotel, not the houses, therefore the additional height of the building will not impact directly on these neighbours. A 3m increase above the recommendation in the Brief is not considered material given the impact. The end elevation adjacent to the A46 is also the shortest elevation, which reduces its visual impact from this direction. The building is considered to a high quality example of warehouse design that will be well landscaped on the side most visible from the development, 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 not be a significant departure from the principles within Brief as the visual impact will remain similar. The development is therefore considered to comply with Policy DP1.

#### Impact on transportation and highways

Whilst the building will serve as a logistics hub (in that it is a parts storage facility), the number of vehicle movements is comparatively low. The vehicle movements associated with the development of Tournament Fields for business and industrial purposes was modelled when the outline permission was assessed. 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, and as the proposed floor space fits within the outline permission, therefore there is no further need to assess the impact on vehicle movements. The outline permission has therefore already made provision to comply with Policy DP7.

The parking provision for the development is 120 spaces, with space shown for turning and access for lorries within the rear service yard to 10 loading docks. The number of parking spaces has been increased from 60 to 120 following preapplication discussions. The loading area is sited adjacent to the A46, and the site would be accessed off a new arm and roundabout leading off the existing roundabout on Edgehill Drive, and from a new access off the new arm. The Council's Vehicle Parking Standards SPD would normally require 260 spaces for the warehousing proposed, however, the Highway Authority have no objection to the proposed access or parking arrangements for the applicant's intended operation of the site. It is therefore considered that the proposal would make suitable provision for parking and access, and would comply with Policies DP6 and DP8, and the Vehicle Parking Standards SPD which permits below standard parking provision where the Council is satisfied that the development will generate significantly less parking than suggested by the maximum standard.

#### **Renewables**

It is proposed to provide renewable energy through the installation of either solar PV panels or air or ground source heat pumps. This can be secured by condition, and would ensure compliance with the Council's Sustainable Buildings SPD and Policies DP12 and DP13.

#### Other matters

The impact on ecology and archaeology was considered under the outline permission, as was the impact on flooding and flood risk. The site presently lies within Flood Zone 3 but, the recently completed flood alleviation works to the Gog Brook, change this to Flood Zone 2. Drainage and landscaping details would be required by condition. The scale of the building is likely to offer some acoustic screening of the A46 traffic noise to the buildings on its opposite side which will be a benefit of the proposal. The principal of general industrial (B2) use was agreed under the outline consent, and the proposed storage (B8) use will generate less noise than this which is welcomed.

### Health and Social Wellbeing

The development will create new employment opportunities as set out above.

### Summary/Conclusion

The proposal would provide adequate parking and access arrangements, would contribute significantly towards economic development in the area and would constitute good design, and comply with the Policies listed and the NPPF.

### **CONDITIONS**

1 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) (0300; 0301 Rev.D; 0302 Rev.B; 0303 Rev.A; 0304 Rev.A; 0305 Rev.A, 0306 Rev.A), and specification contained therein, submitted on 19 December 2013. **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.

- 2 The development hereby permitted shall not be commenced unless and until a scheme showing how 10% of the predicted energy requirement of this development will be produced on or near to the site, from renewable energy resources, has been submitted to and approved in writing by the District Planning Authority. The development shall not be first occupied until all the works within this scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturers specifications. Microgeneration equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. **REASON** : To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.
- 3 The development hereby permitted shall be carried out in strict accordance with the details of surface and foul water drainage works that 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.
- 4 The development shall be carried out only in full accordance with sample details of the cladding and roofing which have been submitted to and approved in writing by the local planning authority. **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.
- 5 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 fences, 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 building 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, Item 6 / Page 6

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.

- 6 Detailed plans and elevations of the gatehouse hereby permitted shall be submitted to and approved in writing by the local planning authority before construction of the gatehouse commences. **REASON**: To ensure good design in accordance with Policy DP1 of the Warwick District Local Plan 1996-2011.
- 7 The development hereby permitted shall not be occupied unless and until the car parking and manoeuvring areas indicated on the approved drawings 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 Finished floor levels of the building hereby permitted shall be set no lower than 150mm above the modelled Flood Zone 3 level. **REASON**: To reduce the risk of flooding to the proposed development and future occupants in accordance with the National Planning Policy Framework.

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