Dear Mr White

Approval of reserved matters.

Notice is hereby given that the Borough Council in pursuance of its powers under the above mentioned Act and Rules, Orders and Regulations made there under approves the details below in accordance with the planning permission and conditions referred to in the schedule.

SCHEDULE

<table>
<thead>
<tr>
<th>Planning Permission Reference</th>
<th>Date of Permission</th>
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<td>R10/1972</td>
<td>12/12/2011</td>
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Development
Approval of reserved matters for Units 3&4/Plot 3 relating to layout, appearance, landscaping and scale (Application D) against renewed outline planning permission R07/2010/OPS (R10/1972) for the redevelopment of 25.93Ha for storage and distribution (Class B8) and General Industry (Class B2) (with up to 30% B2) up to a total maximum of 120770m², including new access on to Oxford Road (A423) [this will also allow an extension of time to implement associated reserved matters R08/1305/MAJP (Unit 1) & R08/1341/MRES (Units 2 & 3) for layout, scale, appearance & landscaping].

Address of Development
FORMER PEUGEOT FACTORY PLOT 3/UNITS DC3 & DC4, SITE B, OXFORD ROAD, RYTTON-ON-DUNSMORE, WARWICKSHIRE
**Condition Numbers & Details**

3a) Layout, 3b) Scale, 3c) Appearance & 3d) Landscaping, including bunding (Plot 3, Units DC3 & DC4)

**Plans & Details Approved**


30011/PL/174 A received by the Local Planning Authority on 12th March 2013;

1035/08 107 received by the Local Planning Authority on 13th March 2013;

1035/08 106 Rev A received by the Local Planning Authority on 18th April 2013; &

Noise Assessment ref RA00219 – Rep I dated December 2012 by Resound Acoustics received by the Local Planning Authority on 20th February 2013; & Letter from the Agent to the Local Planning Authority dated 12th April 2013 together with a letter from Resound Acoustics dated 11th April 2013 to the Agent both received by the Local Planning Authority on 15th April 2013.

Emails received from the Agent to the Local Planning Authority re carbon reduction & water efficiency on 13/05/2013 [14:26] & re high level horizontal band colour on 14/05/2013 [16:03].

5) Hours of use (in part – Plot 3, Units DC3 & DC4)

Noise Assessment ref RA00219 – Rep I dated December 2012 by Resound Acoustics received by the Local Planning Authority on 20th February 2013; & Letter from the Agent to the Local Planning Authority dated 12th April 2013 together with a letter from Resound Acoustics dated 11th April 2013 to the Agent both received by the Local Planning Authority on 15th April 2013.

The development hereby permitted is also subject to the following additional condition and informatives:-

**CONDITION 29:**

In addition to the approved landscaping scheme approved under Condition 29 of submission R08/1341/MRES, the additional landscaping hereby approved in accordance with Condition 3d) of outline planning permission R10/1972 as detailed above, shall be implemented no later than the first planting season following the first occupation of Unit DC3 & Unit DC4, unless otherwise agreed in writing with the Local Planning Authority. If within a period of 5 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, (or becomes in the opinion of the Local Planning Authority seriously damaged or defective), another tree/shrub/hedgerow of the same species and size originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variations.

Cont…
REASON:
To ensure the proper development of the site and in the interests of visual amenity.

REASON FOR APPROVAL:
The site is allocated as a Strategically Significant Employment and Major Development Developed Site in the Green Belt where the retention of employment sites is sought in accordance with saved Policy ED5 of the Rugby Borough Local Plan 2006. The principle of the development has already been approved at the outline stage and this reserved matters scheme would not result in built development occupying a larger area than that which has previously been approved and therefore would accord with saved Policy ED4 of the Rugby Borough Local Plan 2006. On this basis, the development would have no greater impact on the purposes of including land within the Green Belt and is not considered to be inappropriate development that would erode the openness of the Green Belt to any greater extent than the approved buildings on the site and therefore would comply with the National Planning Policy Framework (NPPF) 2012. The proposed development will result in more modern and streamlined buildings compared to the previous assortment of structures on site and would incorporate a greater level of landscaping through the site without having an adverse impact on ecology. The development would therefore accord with policies CS14 & CS16 of the Rugby Borough Core Strategy 2011 and saved policies GP2 & E6 of the Rugby Borough Local Plan 2006 and the NPPF. Following the submission of an additional noise assessment, it has been demonstrated that an acceptable relationship with adjacent properties can be achieved and in certain cases the relationship between existing dwellinghouses and the proposed buildings will be improved based on the already approved scheme by virtue of additional landscaping and re-siting of the buildings. The proposal would therefore accord with Policy CS16 of the Rugby Borough Core Strategy, 2011. Subject to the completion of a legal agreement, the proposed development would not have an adverse impact on highway safety and a satisfactory level of car parking can be provided on site. Therefore the development would comply with policies CS10 & CS11 of the Rugby Borough Core Strategy, 2011 and saved policy T5. Despite the proposed scheme relating to a reserved matters submission, the buildings will be designed to a BREEAM ‘very good’ standard and, where appropriate, incorporate low or zero carbon technologies, thereby reflecting the spirit of policies CS16 & CS17 of the Rugby Borough Core Strategy, 2011.

RELEVANT DEVELOPMENT PLAN POLICIES & GUIDANCE:
Rugby Borough Council Local Plan 2006 (Saved Policies) GP2, E6, T5, T13, ED4 & ED5.
Rugby Borough Council Core Strategy 2011 CS1, CS10, CS11, CS14, CS16 & CS17.
National Planning Policy Framework, 2012

The development plan policies referred to above are available for inspection on the Rugby Borough Council's web-site www.rugby.gov.uk or at the Council Offices.

STATEMENT OF POSITIVE ENGAGEMENT:
In dealing with this application Rugby Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the NPPF.

INFORMATIVES:
INFORMATIVE 1:
Public footpath R147a should remain unobstructed and open at all times for public use. Should this not be possible and temporary closure is required for public safety reasons, please contact Warwickshire County Council Rights of Way Team on 01926 412004.

Cont…
INFORMATIVE 2:
The applicant/developer is advised that any future ground clearance works must be undertaken in accordance with the details of the previous ecology report by FPCR approved under Condition 13 of application R10/1972 on 10th July 2012. The applicant/developer is also reminded of the mitigation measures outlined within that report, particularly in relation to Japanese knotweed and great crested newts.

INFORMATIVE 3:
Warwickshire Police wish to make the applicant/developer aware of the following advisory points:

- All ground floor glazing and vulnerable windows meet BS 7950/ PAS 24 and have laminate safety glazing (6.4 minimum). All laminated glass must be certified to BS EN 356 2000 rating P2A.
- Doorsets offering pedestrian access to commercial units shall certified to LPS 1175 security rating 2 (minimum) and installed in accordance with the manufacturers specifications. The Main Pedestrian Access points shall be protected by a door, shutter, grille or a combination thereof, any one of which shall have been successfully tested and certificated to the Loss Prevention Certification Board Standard LPS 1175 Security Rating 2. In some cases, i.e. in very low crime areas, and after consultation with the ALO/CPDA a door certified to PAS 24-1:1999 'Doors of enhanced security' may be acceptable.
- Boundary fencing or railings shall be tested and certified to LPS 1175 Security Rating 2 or Sold Secure Gold, the tested product must not include anti-climb topping as part of the minimum height (2m) requirement within Security Rating 2 of this standard. All fencing shall be incorporate measures to prevent tunnelling. All perimeter fencing should be 2.4 metre high. In certain circumstances anti climb topping may be required. Due regard shall be taken of the Occupiers Liability Act 1984. i.e. adequate signage must be provide to warn of the dangers associated with anti climb measures.
- Vehicular access within the secure area should be restricted as far as possible. Physical features to enforce this restriction may include bollards, double kerbs, walls and substantial landscaping. Fixed bollards, rising bollards and vehicle blocking systems shall be successfully tested and certified to PAS 68:2007 ‘Specification for Vehicle Security Barriers.’
- Roller shutter vehicle access doors shall be tested and certificated to LPS 1175 Security Rating 2 (Minimum). 23.2. If the Roller shutter vehicle access door is vulnerable to a ‘ram-raid’ attack it should be further protected by a security gate, barrier or bollard(s). All such products shall be certified to BS PAS 68: 2007 ‘Specification for vehicle security barriers’ or Sold Secure Gold.
- Lighting on adopted highways, footpaths, private roads and footpaths and car parks must comply with BS 5489-1:2003.
- Staff smoking areas should be within a secure fence so access cannot be gained to staff private vehicles. This will be a deterrent for in house theft and hinder staff from taking goods to their vehicles.

Yours faithfully

Anna Rose
Head of Planning & Culture