

Planning Department
Coventry City Council
Council House
Earl Street
Coventry
CV1 5RR

By Planning Portal

27 August 2019

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Dear Sirs

**LAND AT MILLBURN HILL ROAD, UNIVERSITY OF WARWICK, COVENTRY,
CV4 7JJ - PLANNING APPLICATION FOR NEW SECURITY FENCING**

On behalf of our client, Jaguar Land Rover, we have submitted a planning application for new security fencing at Jaguar Land Rover's car park located on Millburn Hill Road at the University of Warwick.

The description of development is as follows:

"The installation of new security fencing around Jaguar Land Rover's car park associated with the National Automotive Innovation Centre (NAIC)"

The application has been submitted via the Planning Portal (Ref: PP-08097086) and is supported by the following documentation:

- Completed application forms and ownership certificates;
- Site Location plan;
- Site Layout Plan;
- Fence Elevation and Section Plan;
- Vehicle Access Gate Elevation Plan;
- Pedestrian Access Gate Elevation Plan; and
- Fence Specification Documents.

The planning application fee of £702 has been made via the Planning Portal and constitutes the requisite fee for the proposed development.

Site and surroundings

The application site comprises Jaguar Land Rover's staff car park serving the new National Automotive Innovation Centre (NAIC) which is located to the south on the University of Warwick Science Park.

The car park has planning permission to provide a total of 100 parking spaces.

The application site is located on the northern boundary of the University's Science Park and is bound to the north by landscaping, beyond which lies Kirby Corner Road; to the east by the Institute of Advanced Study; to the south by a further area of car parking serving campus buildings to the south; and Millburn Hill Road to the west which provides access to the car park itself.

The site is in Flood Zone 1 and is of low risk of flooding.

There are no listed buildings or heritage assets close to the site.

Relevant planning history

Planning permission FUL/2014/0568 was granted on 10 April 2014 for the:

Development of a car park together with associated access, landscaping, boundary treatment, drainage, lighting and re-profiling of the land levels.'

In approving the application, the Council concluded in the officer's report that the car park will be modest in size, is in a discreet location where it is not readily visible from public vantage points. The Council concluded that the addition of the car park is unlikely to be an obtrusive feature within the area. The site is screened from Kirby Corner Road by vegetation which is to be maintained and tree protection measures are proposed.

In December 2014, planning permission was granted for amended details relating to the car park layout and landscaping (LPA Ref: DC/2014/3962).

The car park has been built and is currently in use by Jaguar Land Rover.

The proposed development

This application seeks permission for the installation of security fencing around Jaguar Land Rover's car park.

The new security fencing is required to secure the site and its boundary and prevent unauthorised persons from accessing the site. The fencing is required to meet the requirements of Jaguar Land Rover's Business Protection Unit that manages security on the site.

The research vehicles on site are of high value and require greater security measures to protect them. There is currently no means of controlling access to the compound area and this is why a new fence is required to provide much needed security on the site.

The security fencing will comprise a 3 metre high Zaun metal mesh fence panels which will be installed around the entire perimeter of the car park. The Zaun fencing will provide the aqueduct protection and security to the vehicles. In order to improve the visual appearance of the security fencing, an additional wooden fence will be installed in front of the Zaun fence on the site's west and south west elevations. This will improve the appearance of the fencing from more sensitive view points on the approach to the car park along Millburn Hill Road.

The fencing will prevent unauthorised access to the vehicles, limit vision and control the access and egress of the vehicles.

A vehicle access gate will be provided at the car park's access on Millburn Hill Road along with a small pedestrian gate.

The remainder of the site is well screened from view by existing vegetation to the north, east and southern elevations.

Details of the proposed fencing is provided on the submitted drawings.

Policy Context

The relevant planning policies for consideration for the application are contained within the National Planning Policy Framework (NPPF) (2019) and Coventry City Council's adopted Local Plan (2017) and its associated policy map.

National Planning Policy Framework (2019)

The NPPF sets out a presumption in favour of sustainable development which runs throughout the document (paragraph 11). It is stated in paragraph 11 that development proposals which accord with the Development Plan should be approved without delay.

In terms of delivering sustainable development, the NPPF is committed to building a strong, competitive economy through creating conditions in which businesses can invest, expand and adapt. It goes on to state that "significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development" (paragraph 80).

Local Planning Policy

Policy JE1 (Overall Economy and Employment Strategy) of the local plan seeks to accommodate future economic development in Coventry. Policy DS3 (Sustainable Development Policy) states that the Council will take a positive approach in considering development proposals, reflecting the NPPF's presumption in favour of sustainable development. As such, development proposals which accord with the Core Strategy will be approved without delay.

Policy DE1 sets out the Council's requirements in respect of design and states that all development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

Planning justification

Jaguar Land Rover seeks planning permission for the installation of a new security fencing around the NAIC car park. The fence is necessary to maintain the security of the site and the vehicles parked within it.

The proposed height and design of the fencing is considered appropriate for the site. The car park is in a discreet location where it is not readily visible from public vantage points. The addition of the fencing is unlikely to be an obtrusive feature within the area as the site is already well screened by existing vegetation which will be maintained and retained as part of the proposed development.

The visual appearance of the security fence will be improved through the installation of an additional wooden fence in the most visually prominent locations to protect views along Millburn Hill Road and to ensure that the appearance of the wider site is protected.

This proposal is minor in nature, particularly when considered in context of the wider University of Warwick Science Park. The application fully accords with the policies contained in the Local Plan and represents an appropriate form of development on an existing site in accordance with the planning principles in NPPF.

We look forward to confirmation that the application has been validated. However, in the meantime, please do not hesitate to contact us should you have any queries.

Yours faithfully



Ben Frodsham

Enc: As listed on page 1