



**CUSHMAN &
WAKEFIELD**

**Planning, Design and Access
Statement – Unit 6020, Siskin
Parkway, coventry**

Prepared for

Unipart Group Ltd

January 2022

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1 Introduction

- 1.1 On behalf of Unipart Group Limited (the applicant), Cushman & Wakefield (C&W) is instructed to submit a planning application for the installation of a back up generator for the Unipart site at 6020 Siskin Parkway.
- 1.2 The current Unipart Logistics client for the application site, the NHS, has requested as part of their Good Distribution Practice (GDP) guide the site installs a fully automatic switchover Generator for the building to maintain a site power supply should there be a power failure.
- 1.3 A 440kVa Generator has been proposed which will be installed onto a newly installed concrete plinth in the front car park area (for levelling purposes).
- 1.4 The generator will be protected with Palisade security fence with secured entry and exit gate(s).
- 1.5 Cabling from the Generator will run via Groundworks into the corner of the building where the Mains Distribution Board is situated. These cables will be terminated into a new internal Isolator panel and through a new Automatic switch over panel which in turn will be connected to the Main Distribution board for the site.
- 1.6 The external Generator enclosure will have all relevant signage, spill management and Fire extinguishers installed as part of its build scope.
- 1.7 The Generator will be covered with an ongoing maintenance and call out support plan delivered by the Generator providers, to ensure both on- going maintenance regimes are delivered and any repairs and runs tests are completed to requirements, in a timely manner.
- 1.8 Section 2 of this Planning Statement describes the application site and its context. Section 3 explains the proposal. Relevant national and local planning policy is set out in Section 4. Section 5 presents the planning merits of the development and the conclusions of this statement.
- 1.9 This statement should be read in conjunction with the submitted location plan, site plan and details of the generator.

2 The Site and Surrounding Area

- 2.1 The application site is an industrial warehouse unit within Middlemarch Business Park, Coventry.
- 2.2 The Business Park is located adjacent to Coventry Airport, and is comprised of by multiple industrial warehouses and employment operations.
- 2.3 Vehicular access to the site is provided from Siskin Parkway East., and can be accessed off the A45.

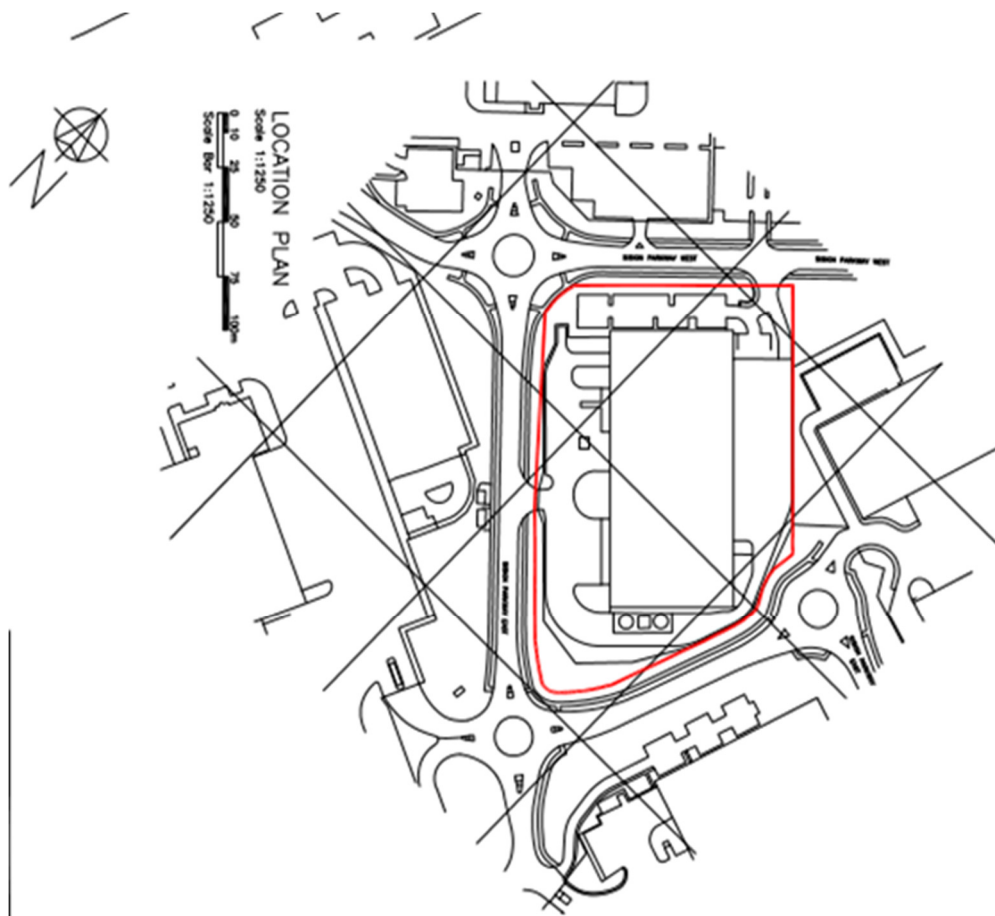


Figure 2.1 – Site plan

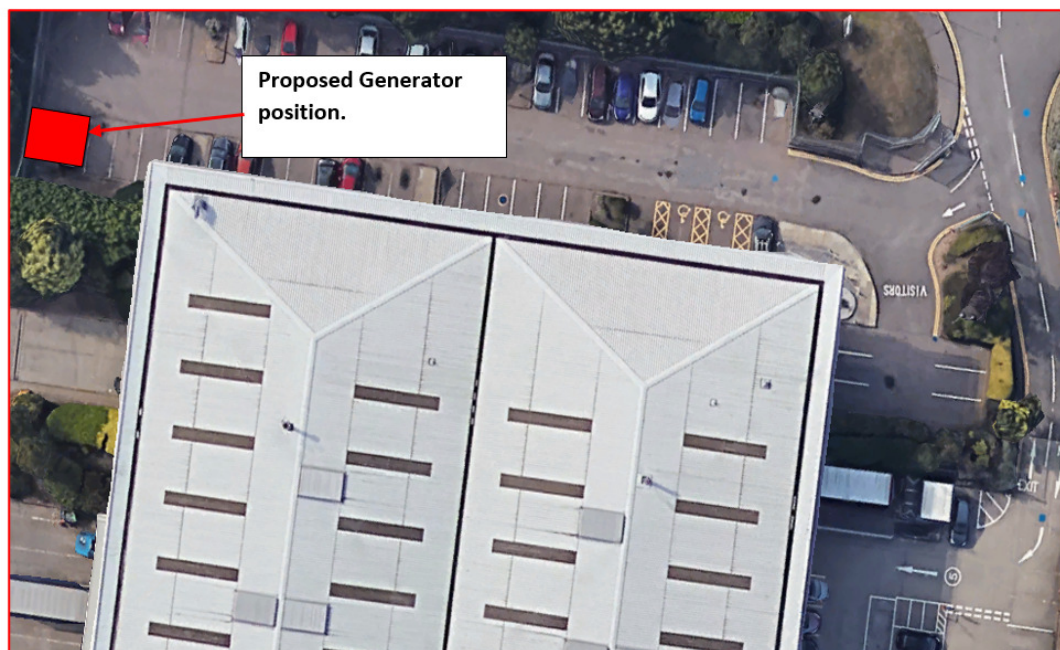
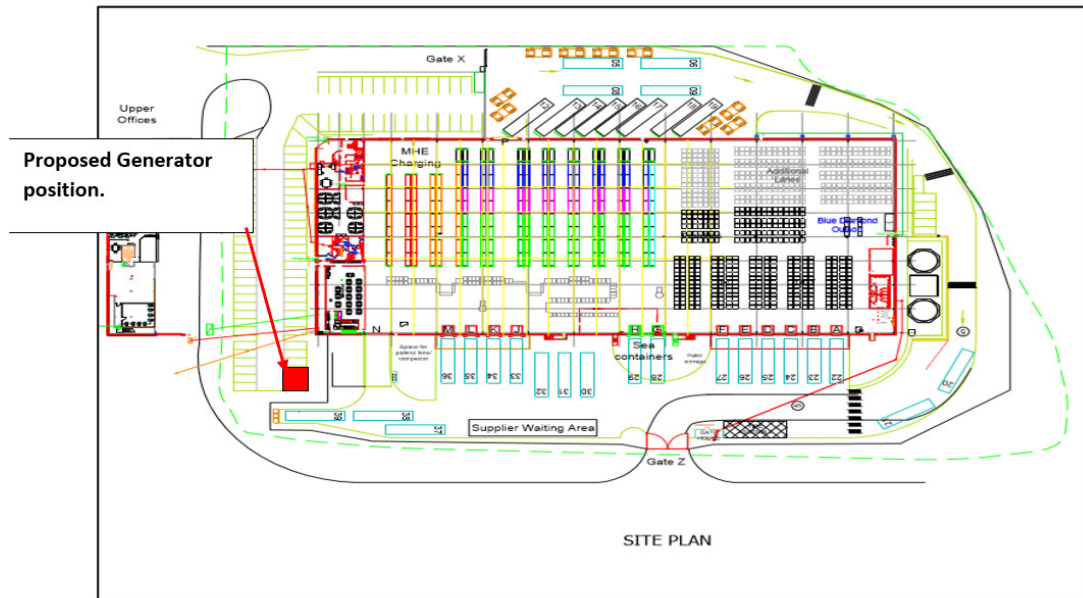
Planning History

- 2.4 A search of the online planning system has identified the following relevant applications at the site, all which relate to the ongoing operation and use of the site as an industrial warehouse.

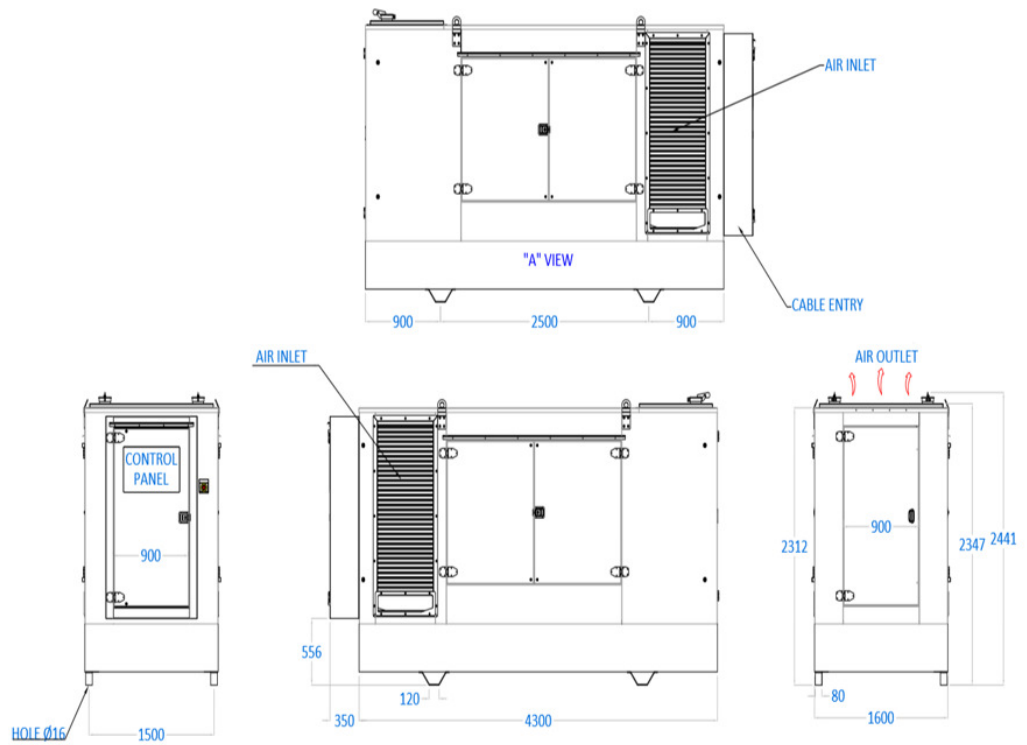
REFERENCE	DESCRIPTION	DECISION	Decision Date
W/15/0918	Erection of a 2.4m high palisade fencing and gates	Approved	03/09/2015
W/05/1688	Highways alterations to form new access off existing roundabout	Approved	07/10/2005
W/04/0223	To install 2 No. Portakabin Structures in rear car park	Approved	06/04/2004

3 Proposed Development

3.1 The proposed location of the back up generator is shown on the plan below.



3.2 The proposed generator is a Model PHG440D. A brochure of the generator is submitted with this application. The height and width of the unit is shown on the drawing below.



4 Planning Policy Considerations

- 4.1 As required by s.38 of the Planning and Compensation Act 2004, planning applications must be determined in accordance with relevant policies set out in the appropriate development plan, unless material considerations indicate otherwise. The main planning policies at national and local level relevant to the determination of this application are summarised below.

Warwick District Local Plan 2011-2019 (September 2017)

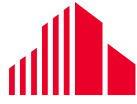
- 4.2 The Warwick District Local Plan was adopted in September 2017.
- 4.3 The plan sets out objectives which provides the framework of delivering sustainable development.
- 4.4 **Objective A B Providing sustainable levels of growth in the District** states that throughout the plan period the authority will *“provide a sustainable level of economic growth (and balance this with housing growth) to maintain high levels of employment, and to deal with pockets of unemployment in deprived areas”*.
- 4.5 **Objective C enabling the District’s infrastructure to improve and support growth** outlines the aim to *“provide a sustainable level of economic growth (and balance this with housing growth) to maintain high levels of employment, and to deal with pockets of unemployment in deprived areas”*.
- 4.6 **Policy DS5** outlines that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- 4.7 **Policy DS5** further states that the council *“will work proactively with applicants to find solutions that mean proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”*
- 4.8 In accordance with **Policy DS5** Planning applications that accord with the policies in the Local Plan will be approved without delay. It further adds that *“where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, taking into account whether”*
- 4.9 **EC3 Protecting Employment Land and Buildings** outlines the council’s intention to *“support the protection of B Class (Use Classes B1, B2 and B8) employment uses.*
- 4.10 In accordance with **Policy D16**, the site is an existing employment site located adjacent to a sub-regional employment allocation, as seen in Figure.4.1. (below). The policy outlines that redevelopment proposals for other uses will not be permitted, and therefore proposed development to support continued employment uses are favourable.



4.11 Figure 4.1 – Warwick District Council Policy map extract

5 Planning Assessment

- 5.1 The proposal comprises of the instillation of a back up generator to facilitate operational requirements for the site. The proposed layout plans are provided with the submission documents. The proposal will maximise the potential of the application site and serve to support its continued operation.
- 5.2 It has been demonstrated that the proposal is in accordance with the Development Plan and national planning policy. Accordingly, it is respectfully requested that this planning application be approved without delay.



**CUSHMAN &
WAKEFIELD**

