

TWC/2016/0583

Land rear of Wrap Film Systems Ltd, Hortonwood 45, Hortonwood, Telford, Shropshire

Erection of 7no. Industrial buildings (use class B1 (Business), B2 (General Industrial) & B8 (Storage or Distribution) totalling 11,600sqm with associated landscaping and parking \*\*\*AMENDED PLANS AND ADDITIONAL INFORMATION - NOISE,

HIGHWAYS AND TREES - RECEIVED\*\*\*

**APPLICANT**

Springhill Property Investments (Jersey) Ltd

**RECEIVED**

22/02/2017

**PARISH**

Hadley and Leegomery

**WARD**

Hadley and Leegomery

**OFFICER** Libby Harper

THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE BY HADLEY & LEEGOMERY PARISH COUNCIL

**1. PROPOSAL**

- 1.1 This is a full application to construct a new business park; a variety of sized units is sought that could potentially be used for one occupier, or a series of different occupiers, including scope for subdivision of units. The proposed scheme totals 11,600sqm gross internal floorspace spread across 7 units; permission is sought for flexibility of use with Use Class B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution) cited but not defined between specific buildings.
- 1.2 Whilst the site totals 5.9ha, a net developable area of 3.4ha applies in this instance related to a 'no build' zone imposed by the Commission for New Towns (March 1995) to protect residents on Horton Lane. Although covenants are a civil rather than a planning matter, the applicant has submitted a land registry document identifying the form of the covenant arrangements. A restriction on a swathe of land on the eastern edge and towards the northern end is imposed allowing use only for landscaping, parking, access roads and yards, retaining so far as possible the existing landscaping features. The most northerly edge of the site is subject to a second covenant to not to be used except for landscaping and not to construct any fence or other boundary structure along the boundary of the land.
- 1.3 The units are all set at a low pitch, comprising the following:  
  
A – L-shaped unit of 750sqm towards the eastern edge of the site, measures 9.15m high (7.3m to eaves), 39m long, and 27m wide (including roof overhang)

B – rectangular unit of 1,080sqm towards the eastern edge of the site, measures 9.4m high (7.3m to eaves), 55.8m long, 21.8m wide (including roof overhang)

C – rectangular unit of 2,630sqm towards the northern edge of the site, measures 10.4m high (7.3m to eaves), 80.6m long, 35m wide (including roof overhang)

D – rectangular unit of 1,390sqm forming the central unit towards the northern edge of the site, measures 10m high (7.3m to eaves), 51m long, 30m wide (including roof overhang)

E – L-shaped unit of 1,960sqm at the southern edge of the principal element of the site adjacent to the neighbouring Wrap Film Systems unit, measures 9.8m high (7.3m to eaves), 55m long, 51m wide (including roof overhang)

F – rectangular unit of 1,690sqm at the south western corner of the principal element of the site adjacent to the neighbouring Wrap Film Systems unit, measures 10m high (7.3m to eaves), 61.5m long, 30m wide (including roof overhang)

G – a rectangular unit of 2,100sqm towards the north western corner of the site, measures 10.6m high (7.3m to eaves), 61.m long, 37.2m wide (including roof overhang).

- 1.4 A total of 250 car spaces, plus 19 disabled spaces and covered cycle racks (12 cycles) comprising 156 cycle spaces are would be provided spread across the site, with each unit provided with a service yard. Vehicular access is proposed off Hortonwood 60 from an existing access presently serving staff car parking to the west of the neighbouring industrial unit, this is proposed to be upgraded to enable HGVs to manoeuvre into and out of the site. The internal service road would then punctuate through the principal element of the site sitting to the rear of the neighbouring unit. The road would then run towards the eastern edge of the site, then curving west to run through the centre with units either side. Development proposals include a footway on the northbound side of the carriageway providing connections into the site and to the existing footway on Hortonwood 45/60.
- 1.5 Drainage is proposed to be conveyed to mains sewer for foul provision and sustainable drainage system for the disposal of surface water with a series of swales proposed across the site.
- 1.6 Elements of existing landscaping are proposed to be retained along the western edge (alongside units F and G), towards the centre of the site integrated into the development with existing woodland retained along the northern edge and eastern edge. An existing landscaping mound is proposed to be retained towards the northern edge measuring approximately 4.6 m at its maximum, whilst being repositioned at the southern edge. A new landscape mound would replace a parking area which is no longer made use

of by Wrap Film Systems at the south eastern corner of the site identified as distributing arisings from the soil site strip. Pockets of new tree zones are proposed at the south eastern corner around the mound and along the northern edge of the built area.

- 1.7 Proposed materials comprise composite steel colour coated cladding for the walls, powder coated aluminium windows, and plastic coated steel doors.
- 1.8 The application is accompanied by a Design & Access Statement, Transport Assessment, Noise Impact Assessment, Flood Risk Assessment, Ecological Assessment, and a Tree Survey (Amended).

## **2. SITE AND SURROUNDINGS**

- 2.1 The site lies at the northern edge of Hortonwood, an established industrial / employment estate 7.4km to the north of Telford Town Centre and 6km to the north east of the District Centre of Wellington. It is in close proximity to the Queensway which runs through the heart of Telford linking with Junction 5 of the M54. Furniture Link UK sits to the opposite side of Horton Lane, with Faccenda Foods beyond to the east off Hortonwood 65, and the Veolia recycling centre to the south of Hortonwood 60 to the east.
- 2.2 The site is an irregular L-shape surrounding the industrial unit of Wrap Film Systems, a supplier of cling film and aluminium foil products. The principal element of the site sits to the north of this building and western service yard; with a lesser section to the east comprising the existing access and staff car park. Land to the west of the principal element comprises a larger swath of area committed for employment development connected to the application site on the adopted Proposals Map, and employment allocation E1 of the Submission Version Telford & Wrekin Local Plan
- 2.3 The site accommodates a substantial linear mound towards its northern edge. From the rear boundary of Wrap Film Systems to the southern edge of the mound, the site is subject to a fall of approximately 1.2-1.4m, and from road level at the access to the southern edge of the northern mound, the fall is approximately 2.4m. The site rises approximately 2m from its western boundary in line with T9 to its eastern edge. The site comprises grazed poor semi-improved grassland, with pockets of trees towards its centre and dotted along its western edge. A pool with plantation and immature woodland sits along its northern edge. The boundaries of the site are largely demarked by stretches of timber post and wire fences, with substantial tree planting at the east and north.

- 2.4 The site adjoins 12 residential properties, four to the north including 3 recently constructed to the east of The Brambles, and 8 to the east including 2 recently constructed to the south of No. 52 Horton Lane adjacent to the south east corner of the site, as now shown on the amended location plan. The neighbouring residences are set approximately 31 metres to 40 metres from the eastern boundary of the site; and approximately 17 metres to 45 metres from the northern boundary of the site.

### **3. RELEVANT PLANNING HISTORY**

- 3.1 C95/0007 - Erection of an Assembly / Manufacturing / Warehouse Facility and Attached Offices. Authorisation Under New Towns Act 29/06/1995 (covering the application site and neighbouring Wrap Film Systems).

### **4. PLANNING POLICY CONTEXT**

- 4.1 National Planning Policy Framework (the NPPF)

- 4.2 Saved Wrekin Local Plan policies  
UD2 Design Criteria  
OL3 Green Network  
OL4 Development in the Green Network  
OL11 Woodland and Trees  
T22 Planning Obligations

- 4.3 LDF Core Strategy policies  
CS2 Jobs  
CS3 Telford  
CS12 Natural Environment  
CS13 Environmental Resources  
CS15 Urban Design

- 4.4 Submission Version Telford & Wrekin Local Plan  
EC1 Strategic Employment Areas  
NE1 Biodiversity and geodiversity  
NE2 Trees, Hedgerows and woodlands  
BE1 Design Quality  
C3 Impact of development on highways  
ER11 Sewerage systems and water quality  
ER12 Flood risk management

## 5. SUMMARY OF CONSULTATION RESPONSES

### Standard consultation responses

#### 5.1 Hadley & Leegomery Parish Council: Support subject to conditions

Original concerns still remain, however the Parish Council has considered the additional information submitted and has resolved to support the application subject to the following conditions:

1. The proposed use classes B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution) will result in substantially increased noise and disturbance from this site which will affect the residential amenity of neighbouring properties on Horton Lane. The Parish Council notes the email from Bruce Jones dated 8th August 2016 stating that the access road to this development cannot be routed via the western part of the Wrap Film site because the applicant no longer owns that land. However, routing the access road along the eastern boundary of the site will result in substantial and permanent noise and disturbance for the occupiers of properties on the southern part of Horton Lane.

The Parish Council wishes to ensure that all practical steps to mitigate this increased noise and disturbance are taken including creation of bunds and acoustic barriers. Furthermore, the Parish Council would ask that provision for future monitoring of noise levels experienced by neighbouring properties and remedial action where necessary should be included as a condition of any planning consent for this site; and

2. The Parish Council remains concerned that units on this site, particularly those relating to use class B8 (Storage or Distribution), may be in use 24 hours a day seven days a week. The Parish Council notes that the design of the individual units appears to be intended to facilitate their sub-division, which could result in multiple businesses operating from each building. Any 'round the clock' operations would have significant impact on residential amenity and occupiers' health and wellbeing.

The Parish Council therefore requests that any consent granted for this site should include a restriction on the hours of operation for businesses and that access for deliveries etc. should be subject to similar restrictions to reduce noise and disturbance to neighbouring properties.

Original Objection:

- Conflict with Submission Version Telford & Wrekin Local Plan

- NE2 Trees, hedgerows and woodlands – disruption of existing trees, hedgerows and woodlands
- NE6 Green Network – substantial impact on the Green Network, proposed layout shows substantial development within the ‘no-build zone’
- BE1 Design Criteria – application does not respect and respond positively to the local built and natural environment
- Loss of residential amenity – residential permissions along Horton Lane during recent years, significant number of existing residential properties along the northern and eastern boundaries of the site, significant loss of residential amenity with loss of privacy, loss of light due to significant height of some of the proposed units (many exceeding 10 metres in height)
- Noise and disturbance – impact access road along eastern boundary through what is described as a ‘no-build zone’, substantial and permanent noise and disturbance Horton Lane residents, smell and fumes from vehicles including articulated lorries, concern use 24 hours a day seven days a week
- Highways issues – Horton Lane and Horton residents already suffer from traffic associated with Hortonwood, despite various measures being taken / road clearly marked as unsuitable for Heavy Goods Vehicles, greater volumes of traffic attempting to use Horton Lane as an access route through development
- Physical Infrastructure - surface water flood risk area as indicated by application drainage survey, anticipated that the increased paved and roofed area associated with the development is likely to result in substantial amounts of surface water run off that the proposed drainage arrangements will not be adequate to deal with resulting in flooding of neighbouring roads and properties
- Layout and density of design, visual appearance and character of the area - height of units will have a substantial permanent impact on the locality and will change and reduce the residential amenity of local properties

## 5.2 Highways: Support subject to conditions

In principle no objection to the proposal subject to a Section 106 contribution towards road improvement works, pedestrian / cycle improvement works and Travel Plan monitoring and support; with conditions requested for delivery of the parking, loading, unloading and turning of vehicles prior to first use; undertaking of the proposed improvements to the vehicular access; provision of a Site Environmental Management Plan; and, the submission of a Travel Plan to promote travel by sustainable modes.

## 5.3 Environmental Health Pollution Control: Support subject to conditions further to submission of Noise Assessment

Considers that a site wide noise criteria limit should not be set and instead as and when the occupation of each building is known an individual noise report

should be submitted assessing the noise impacts their business may have on the surrounding receptors.

5.4 Environmental Health Contaminated Land: No comment

5.5 Ecology: Support subject to conditions

Habitats - habitats on site are of negligible conservation value with the exception of the mature trees which have site level value

Bats - Five ash trees were identified on the site with potential to support roosting bats by Churton Ecology (2016). A roost of a single common pipistrelle bat was identified in one of those ash trees. Significant roosts of rarer species were ruled out by Churton Ecology but it is always possible that roosts of single/low numbers of common bat species might occasionally use any of the suitable trees on the site.

The Proposed Site Layout Plan by Development Project Services (reference 1788-02 revision F) shows 6 retained mature ash trees (T3, T4, T5, T6, T14 and T18) which includes those trees with bat roosting potential. Retention of these trees will be made a condition of planning permission.

The site is used by low numbers of foraging and commuting bats of common bat species and Churton Ecology recommend that lighting on the site needs to leave a 5m dark corridor around the retained trees/hedgerow remnants within the site and also along the eastern and northern vegetated boundaries. The submission of a detailed lighting plan for the site will be made a condition of planning permission.

Great Crested Newts – number of pools in the vicinity of the site assessed, concluded that there is a negligible risk of great crested newts being present on the development site and affected by the proposed works

Nesting Wild Birds there is potential for nesting wild birds to be present in the vegetation on the site. Vegetation removal should occur outside of the bird nesting season and a scheme of nest box provision will be required on the site. Submission of a landscaping scheme consisting largely of native species tree, hedge and scrub planting will be made a condition of planning permission.

Reptiles - the site has poor habitat suitability for reptiles and no reptiles were recorded during the site survey

Water Vole - there are historic water vole records in close proximity to the site but no suitable habitat exists on the site and the presence of this species is deemed unlikely by Churton Ecology.

Badgers - there is no evidence of badgers on the site or within 50m.

Requests conditions for the erection of artificial bat and bird artificial nesting/roosting boxes, provision of a landscaping design, provision of a lighting plan, retention of trees with bat roosting potential; together with

informatives relating to bats and trees, nesting wild birds, Great Crested Newts, Trenches and pipework.

5.6 Arboricultural: Comment

There are five Ash trees growing on the current grassed area within the red edge which have not been surveyed? They are currently growing roughly where unit A is proposed. T3, 4, 5 & 6 require more space the current plan shows car parking within the designated root protection area. These tree are mature specimens and therefore should be given a structural standoff If consent is afforded to the proposal a tree protection plan will be required to show the location of the fencing around all retained trees including W1 where soil mounding and swales are proposed. The plan should be set against the proposed site layout. A number of trees are proposed for removal within the scheme and therefore a tree replacement planting plan should be conditioned.

5.7 Drainage: Support subject to conditions

Advise that development should continue in accordance with the principles outlined in the FRA, that a detailed drainage design including Micordrainage modelling and the submission of maintenance requirements for the two proposed Hydrobrakes should be submitted with a Discharge of Conditions application. Conditions requested for a scheme of foul and surface water drainage, with the latter comprising a restricted runoff to 47.8 litres per second and any attenuation feature should be designed to attenuate all flows up to and including the 1 in 100 year event +20% for climate change.

5.8 Shropshire Fire Service: Comment

As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications".

5.9 West Mercia Police: Comment

Request a condition that the applicant should aim to achieve the Secured By Design (SBD) award status for this development, and that efforts to prevent crime should be considered during the building phase.

Neighbour representations

5.10 The following represents a summary of the issues raised through the 22 objections received:

- Increase in traffic
- Impact on Horton Lane and Preston-Humber - request to look into possibility of closing off the 'access only' entry into Horton Lane to the east of this development due to existing shortcut / rat run usage of lane for

people going to/leaving work from Hortonwood during rush hour periods and impact upon residents with genuine access claims, excess speed of cars and motorcycles, several accidents, used by light and not so light commercial vehicles / impact on business based at home. No give way signs or reduced speed signs for any junctions on Hortonwood 40/45 and 60 or for Horton Lane on or off it, Preston-Humbers country lane mostly without a 30 speed limit and no traffic calming measures, lack of public transport will increase usage. No mention of traffic using Horton Lane from this site in Traffic Assessment. Development would add to the situation on the road as it will be the nearest to this access only entrance onto Horton Lane, increased risk of accident and injury

- Request to relocate access road to left side of existing Wrap Film Systems premises - reduce noise and disturbance associated with additional traffic generated, no residential properties to affect, would solve potential problem of impact on quality of life of children living on Horton Lane. Land should be compulsory purchased or leased or reasons made public why not with no doubt future development on western side of Wrap Film. With road as is, units A, B and C need to disappear and fully become a mound with trees widened the same as behind No. 52/51 Horton Lane
- HGVs on Hortonwood 40 and 45 – often park overnight and weekends depositing rubbish onto highway and hedgerow, hedgerow and walkway used a toilet
- Trees – desire for retention of existing trees to prevent view of building and protection of wildlife living in trees, contrary to policy NE2 Trees, hedgerows and woodlands
- Green Network – contrary to policy NE6 Green Network
- Majority of development falling within no build buffer zone – how can development be allowed that doesn't match up with this?
- Lack of need – nearly a third of units around Hortonwood lie empty, better to use existing space, Council should perhaps spend more of Council tax in attracting new businesses in the area to fill up the empty units / buildings on Hortonwood first
- Nineties promise of nothing behind / in front of residences on Horton Lane – now have Wrap Film and Abattoir / Furniture Factory
- Height and design of units – should be no more than 9m to mitigate visual impact of units from first floor of nearby residences, contrary to BE1 Design Criteria
- Retention of northern earth mound – to maintain privacy, currently insufficient
- Plans not up to date – house on tennis court, planning application just gone in for 3 houses next to 2 White Row, many other applications passed but awaiting building work to start along this stretch of road, property owned by T&W for sale with potential development for another 2 houses,

development would probably put dampener on residential developments with loss in Council tax

- Request for land registry document to be public
- Noise - considerable permanent noise intrusion and disturbance to properties on Horton Lane from construction period, daily work activities once occupied, setting very low noise level for the whole site right from day one better, existing distress from noise of animals from Abattoir outside of HCA buffer zone, Wrap Film Systems when filling skip at unreasonable times
- Request for restricted operational hours of units on the site
- Potential impact of external lighting – useful to know the extent of external lighting to ensure that light pollution levels are kept to a minimum for residents on Horton Lane, already blighted by security lights on local industrial buildings
- Air pollution
- Existing litter problem in locality
- Loss of residential amenity – loss of privacy, noise pollution, light pollution, loss of natural light due to substantial height of some of the units many of which are in excess of 10 metres
- Physical infrastructure - site in surface water flood risk area as indicated by application drainage survey, inadequate arrangements for drainage given existing poor drainage and anticipated increased paved and roofed areas associated with the buildings / development likely to result in substantial amounts of surface water, resulting in severe flooding of neighbouring roads and properties. Land already wet, drainage will need to be pumped or new pipes laid to compensate for lie of the land and increase water level on neighbouring properties, water table rises every time factory/factories built.

5.11 1 support subject to conditions representation has also been made, summarised as follows:

- Retention of landscaping - would support application if the bank and mature trees between the site and properties on Horton Lane were left intact to reduce the impact on the Horton Lane houses Lane that back onto the proposed development, and to ensure minimal disturbance to the huge variety of wildlife in this area
- Request for additional buffing area adjacent 47 and 48 Horton Lane
- Concern lorry movement 24/7
- Concern Gypsy's on site
- Noise / pollution / vibration from lorries and loading bays
- Impact on wildlife – plastic fencing on new recycling unit to protect Great Crested Newts, presence of badgers questioned.

## 6. PLANNING CONSIDERATIONS

6.1 Having regard to the development plan policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:

- the principle of employment development at this site
- the impact on the living conditions of neighbours
- the impact on the character and appearance of the area
- Impact upon highway safety
- Impact upon drainage
- Impact upon ecology and trees

### The principle of employment development at this site

6.2 Through the National Planning Policy Framework (NPPF), economic development is identified as the key driver as the Government strives to create conditions to promote economic recovery at the national level. At the local level the NPPF's core principles can be interpreted as encouraging planning to be proactive in order to support the economy so that it can contribute positively to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Part of pursuing sustainable development is identified as making it easier for jobs to be created in towns.

6.3 The need for planning to encourage and not to act as an impediment to sustainable growth is recognised. It is therefore prescribed that significant weight should be placed on the need to support economic growth through the planning system.

6.4 The employment policies in the Local Plan seek to encourage growth in the local area, whilst also maintaining and enhancing the quality of the environment. The Core Strategy notes that development should be focused within the existing town, district, local centres and key rural settlements, to support their vitality and viability. Improving accessibility to jobs for all members of the community is also highlighted as a key target in the Strategy. Policy CS2 states that in order to create sustainable communities, new jobs will need to be sufficient to create a dynamic and widely based economy in the Borough and which can meet the employment needs of the growing population through the Plan period.

6.5 Policy CS3 identifies that Telford will be the focus for the Borough's spatial development and will accommodate the majority of new homes, jobs and services. It notes that all development should support Telford's role as a sub-

regional focus for balanced growth. The Hortonwood industrial estate area is described as being one of the key locations for the majority of jobs in Telford and is an important employment area which has scope for expansion.

- 6.6 Specifically, the site is identified as an 'Employment Area which has already been built or which is committed for development over one hectare.' within the built up area boundary of Telford on the Adopted Proposals Map. This is in combination with Green Network at the northern edge, however, no development will take place in this area and the existing landscaping will be retained.
- 6.7 The Submission Version Wrekin Local Plan identifies the site as sitting within a Strategic Employment Area with the majority of the site to the north of Wrap Film Systems as employment site allocation E2 with preferred uses of B1b (for research and development of products or processes), B1c (for any industrial process), B2 (use for the carrying out of an industrial process other than falling within use class B1) and B8 (use for storage or as a distribution centre). Through the designation as a strategic employment area, it is anticipated that the site would deliver B Use Classes along with similar industrial uses and ancillary uses, contributing to meeting the needs of the employment sector across the plan period.
- 6.8 The site excludes the Green Network area for built development. Employment development as sought through the proposal (a flexible position of B1, B2 and B8 uses) according with national and local planning policy. The application scheme involves the comprehensive development of the site designated for employment use within the well-established Hortonwood industrial and employment area, together with the creation of jobs according with policies CS2 and Submission Version plan policy EC1, and is also clearly defined as an appropriate location in Policy CS3 of the Core Strategy.

#### The impact on the living conditions of neighbours

- 6.9 In recognition of the existence of residential properties neighbouring the site to the east and north along Horton Lane, and in acknowledging that the development could be a generator of noise, a Noise Impact Assessment (NIA) has been undertaken further to initial concern by Environmental Health Officers. No opening hours are submitted for this application due to the form of development as speculative buildings for rent with a likely focus on B1c, B2 and B8 uses with no identified end users.
- 6.10 The NIA determines the existing ambient and background noise climate for the development site and assesses its potential noise impact upon the existing residential properties (including vehicular noise) that lie to the north

and east of the site on Horton Lane. This included existing noise measurements having been recorded at the site boundary of the residences of Ash Prune to the east and The Brambles to the north, these were taken at the weekend considered to represent the quietest period of the week for the site. The nearest dwellings to the north will be a mean distance of 70m from unit C whilst to the east; the nearest dwellings will be approximately 90m from unit A. From this assessment, mitigation is proposed through the installation of an acoustic fence at the rear of No. 50-47a (and beyond), and Mara Lodge to Thornberry House (and beyond) alongside the earth bund, and suggests that a noise limit criteria should be set as the assessment has been unable to include the carrying out of a specific BS4142 assessment for the plant noise.

- 6.11 Officers consider that ideally, units A and B would be reorientated with servicing facing away from neighbours westwards, repositioning is however not achievable due to the no build covenant, together with suggested movement of the access to the west of Wrap Film Systems, being unachievable due to alternate ownership. Environmental Health have guided that a site wide noise criteria limit would be a difficult planning condition to enforce, as it would be difficult to determine which businesses are and are not contributing to the noise levels being elevated above the set limit. They do nonetheless support the scheme subject to a condition necessitating provision of an individual noise report as and when the occupation of each building is known assessing the noise impact the business may have on the surrounding receptors and then allowing provision of suitable mitigation where necessary. Having individual premises specific controls in place would ensure that the cumulative impact and the characteristic impacts can be accurately assessed and controlled.
- 6.12 Related to opening hours for recent developments in the locality, hours are identified as Monday-Friday 06:00-20:00, and Saturdays 06:00-13:00 for Furniture Link to the east of Horton Lane; whilst the Abattoir to the south west sought unrestricted hours with general hours of operation as Monday-Friday 07:00-17:00, Saturday and Sunday closed (may be occasional slaughter on Saturday in run up to Christmas), excludes all bank holidays, delivery of livestock Monday-Friday 07:00-02:00, Saturday and Sunday Closed, excludes all bank holidays. These were not formally controlled through condition but related to known operational requirements of the specific end users. With end users presently unknown, and further evidence to be necessitated for noise arising from the units, it is felt appropriate to condition operational hours to Monday – Friday 06:00-20:00, Saturday 06:00-13:00 in line with Furniture Link and no Sunday or Bank Holiday opening.
- 6.13 The Noise Impact Assessment looked at the impact of vehicle movement on the site, identifying that the main access road into the site will be partly

screened from the dwellings on the eastern section of Horton Lane by the proposed earth bund near to the entrance. An exposed section of access road was identified approximately 120m in length and the nearest dwellings are approximately 55m from the centre line of the road. Here an acoustic fence is proposed and would be expected to bring the immission level to be approximately 10dB below the lowest background level.

- 6.14 The Noise Impact Assessment confirms that in the case of noise associated with vehicle activity, the calculated levels are sufficiently below background to allow several vehicle movements within a one hour period. However, the division of uses across the site is yet unknown, and were storage & distribution sought then vehicle movement may be more intense and therefore would need to be factored into future noise assessments and mitigation, a condition over delivery in line with opening is required.
- 6.15 The Local Planning Authority is satisfied that the mitigation proposed to date, in combination with control over the provision of further noise evidence as and when future operators becomes known, together with a lighting assessment condition, provides a balanced approach with the employment designation of the site to protect the amenity of residents in the locality of the site in accordance with paragraph 123 of the NPPF.
- 6.16 Bearing in mind the separation distances and intervening landscaping to the north and east entailed, with a minimum of 86 metres relating to Ash Prune to unit B to the east, and 72 metres relating to Thornberry House to units D and G to the north, together with the provision of the new mound and acoustic fencing to the north, the retained mound and acoustic fencing to the east, the Local Planning Authority is satisfied that the development would not prejudice residential amenity in the context of loss of privacy and overlooking or outlook.
- 6.17 The context of air pollution has been raised in neighbour representations; the development in this location does not lead to concern in respect of vehicles from Environmental Health. However, as the end users are not known at this stage, with potential for a range of B2 general industrial uses, it is considered necessary to impose a condition for a full specification of a stack / extraction system where provision would be required in order to protect public health.

#### The impact on the character and appearance of the area

- 6.18 The design of the buildings shares similarities across the site, with horizontally laid composite wall panels with a shallow corrugated profile with sections of vertical curtain walling and roller shutter doors with clerestory glazing above. Generally the wall colours are dark (grey vertical wall cladding, anthracite horizontal wall cladding, light grey shutter doors) with lighter coloured accents

(including light grey windows, rainwater goods and fascias), doors and fenestration.

- 6.19 Whilst the use class sought encompasses offices, the design of the units does not suggest that offices will be a prevalent use on the site, with the Design & Access Statement identifying an aim to attract B1c and B2 uses with the benefit of B8 to cover all possibilities allowing for future mezzanines and pallet racking if required. Units range from 9.15m (unit A to the south east) and 10.6m to the ridge (unit G to the north west) and 7.3m to eaves. This is comparable to buildings in the locality, the abattoir comprising 9.9m to the ridge, 15.5m to the ridge of Furniture Link to the east of Horton Lane, whilst records are not available for Wrap Film Systems having been approved by Commission for the New Towns. The elevational treatment will be typical of employment buildings in terms of scale and configuration. The design is therefore considered to be in keeping with the proposed use, and the context of Hortonwood, and it must be clear that this area where development is proposed is designated for employment purposes in the Wrekin Local Plan.
- 6.20 Trees comprise an important visual feature of the site, particularly in terms of the belt of mixed broadleaf woodland at the northern and eastern edges of the site, sitting alongside woodland within neighbouring residences. The applicant has submitted site sections demonstrating the significance of these areas in reducing the impact of the buildings to residents of Horton Lane, together with the mound to be retained and the acoustic fence at the northern and eastern edges. The application identifies that there is little scope to add to the existing northern mound as there is a public culvert between it and Horton Lane. These boundary treed areas are identified as to be retained through development through the site layout, supplemented by new tree zones and retention of pockets of established trees, with further detail to be secured through the imposition of a landscaping design condition.
- 6.21 The material and colour palette adopt a contemporary approach that will sit positively with the pockets of landscaping and green backdrop to the north and east, with massing that will sit in keeping with neighbouring Wrap Film Systems and the wider employment developments, according with UD2, CS15 and the emphasis of Submission Version plan policy BE1.

#### Impact upon highway safety

- 6.22 Access to the facility will be via an existing access serving staff parking of the neighbouring Wrap Film Systems, with improvements to the junction onto Hortonwood 60. Officers are satisfied that the loss of existing staff parking at the south eastern edge of the site is acceptable, this is identified as no longer used, it is evident as surplus to requirements on site, with changes to the

existing layout included through the application. No objection has been raised by Wrap Film Systems through the consultation process.

- 6.23 Staff and visitor parking is dotted around the site, largely immediately adjacent to units but would not be on the basis of allocated provision. Whilst the Local Planning Authority does not have adopted parking standards, a review of provision against the level sought through the Submission Version Local Plan has been undertaken. The application does not specifically identify the level of each use class to be provided, whilst various combinations could be provided the design of the buildings is such that all office provision is highly unlikely, with an emphasis of B1c and B2 most likely. Where related to purely each type of use class, the following requirement would apply:

B1 – 387 spaces

B2 – 194 spaces

B8 – 116 spaces

Whilst these are emerging standards and hold only some weight at this stage, Officers are satisfied that the level of parking identified is sufficient on the basis of a likely mix of uses on the site and not amount to full B1 use where insufficient provision would be afforded. Further, the Local Highways Authority do not object to the level of parking proposed.

- 6.24 The application provides a footpath link from Hortonwood 60 through to the principal element of the site, linking to footway provision on both sides of the carriageway along Hortonwood 45/60, segregated from the main carriageway by grass verges. Within the wider business park area there are footways segregated from the main carriageway by grass verges. There is a 2.7m segregated footway/ cycleway along Hortonwood 30 connecting onto the A442 Queensway at the Hadley Park roundabout and to Hortonwood 37 and the A518. The northbound footway along Hortonwood 50 has been upgraded to a 3m segregated footway/ cycleway as part of the development proposals at the Ministry of Defence site.

- 6.25 The development triggers the requirement for a Section 106 contribution towards the Telford Growth Point Package, to be targeted at the nearest Strategic Highway Infrastructure improvement works, here targeted towards the A442 duelling works between Leegomery Roundabout and Hadley Park Roundabout. This is alongside enhancement to the local pedestrian / cycle network from the development to Hortonwood 30 via Hortonwood 40 to provide a segregated pedestrian / cycle route, with an associated Work Based Travel Plan. The nearest bus stops are located on Trench Lock and Hadley Park road approximately 2km from the site.

- 6.26 The bus services on Trench Lock operate a 30 minute service and the bus services on Hadley Park road operate a 60 minute service. Through the

improvements, the accessibility of the site will be enhanced to be well served by cycle and pedestrian footways, which alongside the requested Travel Plan will encourage sustainable travel by staff from/to nearby residential areas. Through the mitigation and conditioning proposed, Officers are satisfied that the scheme is compliant with policy T22, Submission Version plan policy C3, with heads of terms for the legal agreement consistent with Regulation 122 of the Community Infrastructure Levy Regulations 2010.

- 6.27 There is significant neighbour objection on highways grounds related to potential use of Horton Lane, Preston – Humber Lane by future occupants of the development. Officers confirm that use of these lanes is an existing known issue by the Local Highways Authority; it is not identified as an issue for this application to resolve with action being taken separately by the Traffic Management arm of the Authority.

#### Impact upon drainage

- 6.28 The site lies in Flood Zone 1 related to fluvial flooding, providing a compatible use, flooding from other non-fluvial sources has been considered through the Flood Risk Assessment (FRA) and any risks can be addressed through normal building details, with initial coverage of the proposed means of mains and sustainable drainage. TWC Drainage have confirmed that development should continue in accordance with the principles outlined in the FRA with the submission of a detailed drainage scheme and restricted surface water rate. It is duly considered that a suitable means of drainage can be secured to avoid the risk of flooding is not increased in accordance with policy CS13, and the principles of Submission Version plan policies ER11 and ER12.

#### Impact upon ecology and trees

- 6.29 The habitats on site are of negligible conservation value with the exception of the mature trees with potential to support roosting bats, and are proposed for retention. The Ecological Assessment accompanying the application concludes that there is a negligible risk of great crested newts being present on the site and affected by the proposed works, with potential for nesting wild birds being impacted by development to be mitigated through new landscaping, with impact on reptiles / water vole and badgers being screened out through the evidence. Subject to recommended conditions, the scheme is supported by Ecology and is considered to accord with policies CS12 and Submission Version NE1.
- 6.30 The removal of trees, which are not subject to Tree Preservation Orders (TPO), within the site is proposed to facilitate provision of the service road, swales and the units themselves, whilst retaining sections of trees in amongst

the units, retention of the bank of woodland at the northern and eastern edges of the site, and pockets of new tree planting. Officers consider that a balanced approach is secure a workable scheme to secure a certain quantum of development to be delivered, whilst providing an immediate softening of the development and retention of established trees with recognised ecological value for bats related to those adjacent to unit B, and further to a request by the Arboricultural Officer the unit has been further stepped away from this bank of trees. Further detail relating to the protection of trees through construction is necessary through condition, alongside tree replacement details, Officers are otherwise satisfied that a balanced approach to trees is secured through development according with policy OL11, and subject to conditions Submission Version policy NE2.

### Other matters

- 6.31 Provision of a Homes and Communities Agency plan has been provided through a number of neighbour representations, this indicates a 200m buffer of representors property and demarks the neighbouring site 'Plot D Hortonwood' understood to be owned by the Homes & Communities Agency, therefore relates to a land ownership issue rather than the no build context identified. The context of the covenant arrangements as to the north and eastern edges of the site has been addressed at the outset of this report further to neighbour and Parish Council representations in this respect.
- 6.32 All other objections raised in the consultation process have been considered but do not raise any issues that would warrant a review of the analysis of this proposal.

## **7. CONCLUSIONS**

- 7.1 The proposed use and development is consistent with the character and function of this industrial estate, and will deliver job opportunities for the local population on a designated employment site.
- 7.2 The proposed development will deliver a contemporary form of development, with a soft backdrop interspersed with new planting; the units are setback and largely orientated from the neighbouring residences with further controls recommended relating to protecting residents from potential noise derived from development due to end users presently being unknown, thus ensuring protection of residential amenity and avoiding loss of privacy. Drainage, ecology and tree mitigation will be controlled through condition, with enhancement to the pedestrian / cycle network together with duelling of the A442 in the locality, secured through a S106 financial contribution to ensure highway safety is protected.

7.3 The development accords with the proposal plan of the adopted Wrekin Local Plan (2000), and the Submission Version plan. The proposed employment use further accords with Policies CS2 and CS3 of the Core Strategy.

## 8. RECOMMENDATION

8.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to the following:

A.) The applicant/landowners entering into a Section 106 agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager) relating to:

(i) Highways:

- £5,000 towards Travel Plan monitoring and support,
- £64,687.50 towards Pedestrian / cycle route improvements between the development and the existing segregated pedestrian / cycle route on Hortonwood 30.
- £102,370.23 towards the Telford Growth Point Strategy improvements works consisting of Duelling of the A442 between Leegomery Roundabout and Hadley Park Roundabout.

The monies are to be indexed and paid prior to the occupation of development.

B.) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

1. A04: Time limit Full
2. B011: Samples of materials
3. B045: Travel Plan
4. B061: Foul and surface water
5. B089: Individual / sub divided unit Noise Reports
6. B089: Stack / extraction system
7. B089: Lighting Assessment
8. B121: Landscaping Design
9. B125: Details of Earthworks
10. B130: Trees – protective fencing
11. B133: Trees - replacements
12. B145: Lighting plan
13. B150: Site Environmental Management Plan
14. C011: Access improvements prior to other operations

15. C13: Parking, Loading, Unloading and Turning
16. C089: Retention of eastern and northern bank of woodland within site
17. C109: Erection of artificial nesting/roosting boxes
18. C109: Retention of Trees with Bat Roosting Potential
19. D11: Hours of operation including deliveries

Informatives:

I11: Highways

I23: Bats and trees

I24a: Ecology – Great crested newts

I25a: Ecology – Nesting wild birds

I25e: Ecology – Trenches and pipework

I35: West Mercia Police.