

TWC/2017/0321

Land corner of Halesfield 18 & 20, Off Halesfield 20, Halesfield, Telford, Shropshire
Outline application for the erection of 26no. commercial units (Use Classes B8, B2 and B1(a)) and associated works with all matters reserved

APPLICANT

House of Names, Mr Zafar Ahmed

RECEIVED

05/04/2017

PARISH

Madeley

WARD

Madeley and Sutton Hill

OFFICER Matthew Thomas

THIS APPLICATION IS BEFORE MEMBERS OF PLANNING COMMITTEE AS FINANCIAL CONTRIBUTIONS ARE BEING PROVIDED TOWARDS HIGHWAYS

OBJECTIONS RECEIVED: Yes

1.0 THE PROPOSAL

- 1.1 This outline planning application seeks permission for the erection of 26no. commercial units on land to the west of Halesfield 20, part of the Halesfield Industrial Estate. The application seeks permission for the principle of development only with all matters (including access, layout, scale, appearance and landscaping) reserved.
- 1.2 The proposal is to develop the site into industrial units for use class B1 (Business), B2 (General Industry) and B8 (Storage or Distribution). Access to the site is envisaged to be provided off Halesfield 20 to the east and each unit would provide a floor area of 200m². The split will be as follows:
B1 (Business) = 1300m²
B2 (General Industry) = 1300m²
B8 (Storage/Distribution) = 2600m²
- 1.4 The Indicative Site Layout Plan also makes provisions for bin storage areas, 111 car parking spaces (including disabled spaces), cycle storage as well as soft landscaping of the site, retaining as much of the existing vegetation as possible.
- 1.5 Together with the Application Form and Indicative Site Layout Plan the application is supported by the following documents:
- Design & Access Statement
 - Planning Statement
 - Transport Assessment
 - Flood Risk Assessment
 - Ecological Appraisal
 - Arboricultural Impact Assessment
- 1.6 During the course of the application measures to mitigate the impact of development on the ecological value of the site have been secured.

2.0 SITE AND SURROUNDINGS

- 2.1 The site extends to approximately 1.27ha and is situated on the junction of Halesfield 20 and 18 and comprises predominantly of trees, none of which are subject to Tree Preservation Orders. Halesfield is a well-established industrial estate situated to the south east of Telford at the junction of the A442 and A4169, approximately 5 miles to the south of Junction 4 of the M54.
- 2.2 Neighbouring uses include packaging and storage, motor industry, manufacturers and commercial offices. The site is sustainably located, situated approximately 3 miles south of Telford and within 200m of a bus stop located along the A4169 which provides various routes (service 1 & 2) every 10 minutes during peak times.
- 2.3 The application site has previously been allocated as an area committed for employment development within the Wrekin Local Plan. The land immediately west of the site falls within Flood Zones 2 and 3 and there are also areas of Green Network which abut the site. However, the site does not fall within any of these designations. Immediately to the south is a Public Right of Way (PRoW) which provides a pedestrian footpath throughout the Estate.

3.0 RELEVANT PLANNING HISTORY

- 3.1 No relevant planning history

4.0 PLANNING POLICY CONTEXT

- 4.1 National Planning Guidance:
National Planning Policy Framework
- 4.2 Core Strategy:
CS2 Jobs
CS3 Telford
CS9 Accessibility & Social Inclusion
CS12 Natural Environment
CS15 Urban Design
- 4.3 Wrekin Local Plan:
E4 Development on unallocated employment sites in the urban area
OL4 Development in the Green Network
OL11 Woodland & Trees
UD2 Design Criteria
T22 Planning Obligations
- 4.4 Telford and Wrekin Local Plan (2011-2031 – Submission Version June 2016)
SP1 Telford
SP4 Presumption in favour of sustainable development
EC1 Strategic employment areas
NE2 Trees, hedgerows & woodlands

NE6 Green Network
C3 Impact of development on highways
BE1 Design criteria

4.5 Madeley Neighbourhood Plan
E1 Employment Areas

5.0 SUMMARY OF CONSULTATION RESPONSES

Standard consultation responses

5.1 Madeley Town Council - No comment

5.2 Highways - No objection subject to the following condition, s106 contribution and informative:

- Highway construction details,
- S106 contribution of £69,510.65 towards the Telford Growth Package based on £1263.83 per additional vehicular trip on the network as a result of the proposed development,
- Informative – the indicative parking provision shown are in line with the parking requirements outlined in the emerging Local Plan, based upon the split in Use Classes as detailed within the Application Form. Any deviation from this will in turn require to on-site parking provisions.

5.3 Drainage - Support subject to conditions:

- Scheme of foul and surface water drainage
- Drainage run-off rates

5.4 Environment Agency - No comment

5.5 Ecology - No objection subject to conditions and informatives:

- Erection of artificial nesting/roosting boxes
- Landscaping Design
- External Lighting Plan
- Informatives – Bats & trees, nesting wild birds

5.6 Arboriculture - Support subject to conditions:

- Wooded area has previously been managed by TWC for over 12 years – Officers respectfully request that the cordwood is made available to the Council to sell given its previous investment
- Condition tree replacement – numbers and species to be agreed
- Landscaping scheme

5.7 Shropshire Fire Service: No Comment

Neighbour consultation responses

5.8 Following neighbour consultation a single letter of objection was received and the issues raised are summarised below:

- Access for HGV's accessing neighbouring units would be severely impacted by both works being done and permanent access to the new site
- Road is not wide enough and there won't be enough parking spaces for 26 commercial units – concerns of parking along access roads as a result.

6.0 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 issues:

- Principle of development
- Impact on character of the area and on neighbouring units
- Highways and developer contributions
- Other matters

Principle of development

- 6.2 This application seeks outline permission for the principle of development only at this stage with all matters (including access, layout, scale, appearance and landscaping) reserved for later approval. The site is currently undeveloped and covered with trees however it does fall within the well-established Halesfield Industrial Estate which supports a range of commercial uses and locally to the application site these include packaging and storage, motor industry, manufacturers and commercial offices.
- 6.3 The application site is allocated as an area committed for employment development within the Wrekin Local Plan and Madeley Neighbourhood Plan. In accordance saved WLP Policy E4 the site is located close to Madeley District Centre and given its location within Halesfield Industrial Estate is already well served by existing public transport.
- 6.4 Currently the western fringe running parallel with the footpath falls within the Green Network. Saved WLP policy OL4 permits development in the Green Network provided that it demonstrates that there are exceptional circumstances, contributes or compliments the green network and the development delivers environmental and community benefits.
- 6.5 This is a large scale development, consisting of 26 industrial units, each 200m², which will cater for a wide range of businesses from large companies to small start-up businesses. This will in turn provide more jobs for the local community within a well-established industrial zone. It is anticipated that the proposal will bring about 200 full-time and 60 part-time jobs.
- 6.6 In addition to the jobs which will be created by the proposal, the application site is located in an accessible location in a well-established Industrial Estate, approximately 3 miles to the south of Telford and a bus stop is positioned less than 200m from the site along the A4169, which covers various routes every 10 minutes during peak times therefore encouraging alternative travel modes.

- 6.7 The accompanying Ecological Appraisal acknowledges that ‘the woodland has local ecological importance for common birds, bats and common and widespread invertebrates, but given its small size, isolation and species composition, is considered to be of low importance for conservation’. The report sets out a number of mitigation measures and these have been discussed with the Council’s Ecologist. Whilst the majority of the trees will be felled, the proposal can bring about mitigation measures to off-set any potential impact on local wildlife as well as visual amenity and will be conditioned accordingly.
- 6.8 It is considered that in light of the above exceptional circumstances have been demonstrated along with a range of environmental and community benefits in compliance with the development plan.
- 6.9 Telford & Wrekin Local Plan (Submission Version) designates a larger proportion of the site as Green Network under policy NE 6. As this policy is not subject to any Main or Minor Modifications it can now be given significant weight. This policy also supports new development within the Green Network where it identifies, protects and enhances the Green Network and its functions. The scheme will involve the introduction of built form into this area although the indicative plan does show the ability to introduce soft landscaping on the periphery of the new estate, which would retain extensive views of the existing green open areas to the west and woodland to the south which can be enjoyed from the adjacent Public Right of Way. This continues to provide a sufficient degree of separation between built-up areas. The acknowledged ecological benefits are outlined above.
- 6.10 Therefore on balance, the application site is located within a well-established Industrial Estate where the proposal for 26 commercial units will fit in well with its surroundings. The site is easily accessible, just 3 miles south of Telford and within a close walking distance to the nearest bus stop which provides frequent connections to the town centre and wider area throughout the day. As many as 200 full-time and 60 part-time jobs will be created and conditions can be imposed to ensure adequate measures are put in place to mitigate any potential impact on local wildlife or visual amenity as a result of the loss of trees. Accordingly, subject to the other usual planning considerations, the Local Planning Authority is satisfied that the principle of development is acceptable on this site as it will represent a sustainable form of development as required by the NPPF.

Impact of development on the character of the area and neighbouring units

- 6.11 Whilst all matters are reserved for latter approval it is envisaged that the commercial units will be laid out predominantly around the perimeter of the site with some units in the middle creating an island. The units will each measure 20m x 10m providing an internal floor area of 200m². At this stage it is proposed to restrict each unit to two storeys in height and to construct them beneath flat or shallow pitched roofs. The proposed materials palette will be similar to the colour and texture of what is currently utilised on the existing surrounding buildings. A mixture of facing brick, metal cladding and standing

seam roofing system (durable panels with connecting seams) with warm and natural colours is therefore envisaged at this stage. All new windows and frontages would be powder coated aluminium ('Graphite Grey' colour) with areas for signage. This detail is provided as indicative at this point and will be established at a later stage. Each individual tenant/owner would be responsible to obtain the requisite advertisement consent for their particular sign.

- 6.12 The triangular parcel of land to the south of the existing PRoW falls outside of the application boundary and so the group of trees on this site would be retained. Therefore, along the A4169 this tree buffer will remain unaffected and will continue to provide visual amenity and a physical natural barrier between the highway and the proposed new commercial units. There is also the large piece of land to the west of the application site which will also remain undeveloped to provide further natural landscaping. The biggest impact in terms of tree loss will be at the junction of Halesfield 18 and 20 however the indicative site layout plan makes reservations for new and enhanced landscaping at key vantage points including along the northern and western boundaries where suitable buffer zones will be retained to accommodate soft landscaping of the site.
- 6.13 The proposed units will be restricted to use classes B1 (Business), B2 (General Industry) and B8 (Storage or Distribution). This is no different to existing neighbouring units which comprise of packaging and storage, motor industry, manufacturers and commercial offices. The separation distances between the proposed and existing units are considered acceptable. In addition, the site can be readily accessed off Halesfield 20, a no through road, and adequate parking provided in line with the guidance of the Telford & Wrekin Local Plan. The existing PRoW will remain unaffected by the proposals and the applicant is proposing to provide a new footway around the eastern and northern boundary where pedestrians will be able to cross the existing footway provision on the opposite side. This will ensure good connectivity for pedestrians accessing the site. Subsequently, the Local Planning Authority is satisfied that there will be no significant adverse impact on the day-to-day operations of neighbouring units and careful consideration of the Reserved Matters at a later stage will ensure the proposed development is in-keeping with the character and appearance of this established industrial estate.

Highways and developer contributions

- 6.14 A Transport Assessment (produced by RSK Environmental Ltd) accompanies this planning application and considers the potential impact of the proposed development on the local highway network. Whilst access is not a matter sought for approval at this stage, this report confirms that the main access offers a generous 7.3m wide carriageway with 6m radii, creating a bellmouth junction with Halesfield 20. The achievable visibility splays extend to 2.4m x 43m in each direction, with the northwards splay reaching the junction with Halesfield 18. The secondary access is close to the south east corner of the site where Halesfield 20 also bends around and therefore visibility is clearly

adequate in this location too. In terms of car parking, the emerging standards require a minimum of 91 car parking spaces and the proposal provides 111 spaces (including 12 disabled spaces) meaning there is a small over provision of parking being provided on site.

- 6.15 The Transport Assessment also considers Trip Generation which indicates that there would be an increase of circa 72 vehicles per hour (two-way) for a typical weekday AM peak hour and 55 vehicles per hour (two-way) for a typical weekday PM peak hour. At worst, this roughly equates to additional two vehicle movements every minute during each peak hour. Volumetrically, it is considered that the effect of this additional traffic would be imperceptible on the local highway network. The Local Highways Authority has assessed the application and concurs with the conclusion of the report that the proposal will meet 'local and national transport policy objectives in terms of accessibility and sustainability' and 'in the absence of any demonstrable material harm to the interests of highway safety and the free-flow of traffic, there should be no highway related reasons to withhold planning permission for the proposed development'. The LHA has also confirmed the requirement for developer contributions and this is set out below.
- 6.16 In identifying the required planning obligations on this application the following three tests as set out in the CIL Regulations (April 2010), in particular Regulation 122, have been applied (in addition to saved Wrekin Local Plan Policy T22 and emerging T&WLP policy C3) to ensure that the application is treated on its own merits and that the obligation is:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
- 6.17 It is considered that the requested contribution towards the Telford Growth Package would meet the above tests and the negotiation of these contributions is also consistent with Local Plan Policy T22 and C3. The following contributions are to be provided by the developer:
- S106 contribution of £69,510.65 towards the Telford Growth Package. This is based upon a figure of £1263.83 per additional vehicular trip on the network during the PM peak as a result of the proposed development.

Other Matters

Drainage

- 6.18 A Flood Risk Assessment accompanied this application and confirms that the development site falls within Flood Zone 1. Developments in this category have been shown to be at less than 0.1% chance of flooding in any year. The site sits naturally on a higher ground than the surrounding, which aids to lower the risk of flooding. The Council's Drainage Engineers are supportive of the proposed development subject to the inclusion of conditions requiring agreement of foul and surface water schemes and suitable run-off rates.

Consultation responses

6.19 Officers acknowledge the response received during the neighbour consultation process relating to adequate access and on-site car parking. The application has demonstrated that the access is suitable, visibility splays are achievable and a small over provision of on-site car parking is to be provided and therefore the proposed development will have minimal impact on the local highway network.

7.0 CONCLUSIONS

7.1 The site is allocated as an area committed for employment development within the Wrekin Local Plan, located close to Madeley District Centre and well served by existing public transport. It protects the Green Network designation and will bring about the equivalent of 230 full-time jobs in an accessible and well-established industrial estate.

7.2 Appropriate landscaping and consideration of the reserved matters, will ensure no significant impact on the character and appearance of the area, ecology or day-to-day operations of existing neighbouring units. The application will also deliver developer contributions towards the Telford Growth Package in accordance with local planning policy.

7.3 The application is compliant with the adopted and emerging development plan and guidance set out in the NPPF .

8.0 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 OUTLINE PLANNING PERMISSION** subject to the following:

- A) The applicant entering in to a Section 106 Agreement with the Council relating to :
- Highways: contribution of £69,510.65 towards the Telford Growth Package (based upon a figure of £1263.83 per additional vehicular trip on the network as a result of the proposed development)
- B) The following conditions (with authority to finalise and impose additional conditions to be delegated to the Service Delivery Manager of Development Management):

Conditions

1. Time Limit – Outline
2. Submission of Reserved Matters
3. Standard Outline – All reserved matters
4. General details required
5. Details of materials
6. Highway construction details
7. Scheme of foul and surface water drainage

8. Drainage run-off rates
9. Landscaping Design
10. Trees – protective fencing
11. Artificial nesting/roosting boxes
12. External Light Plan
13. Development in accordance with plans
14. Restriction on use