

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr. R. Jones	Erection of industrial unit with storage and offices. Formation of new car park and landscaping  George Road, Bromsgrove Enterprise Park, Bromsgrove, Worcestershire B60 3AL	08.06.2023	23/00273/FUL

**RECOMMENDATION:** That planning permission be **GRANTED**

### **Consultations**

#### **Highways**

No objection subject to condition relating to:

- Provision of parking, cycle parking and accessible spaces
- Inclusion of Electric Charging points
- Submission of a Construction Management Plan

#### **North Worcestershire Water Management**

No Objection subject to condition relating to:

- The submission of a Drainage Strategy

#### **WRS - Contaminated Land**

No objection subject to condition relating to:

- Submission of a Phase 1 Desk Study
- Detailed Site Investigation

#### **WRS - Noise**

No comment.

#### **WRS - Air Quality**

No objection subject to the provision of vehicle electric charging points.

#### **Arboricultural Officer**

No objection

#### **North Worcestershire Economic Development and Regeneration**

Consulted 17.03.2023: views awaited

#### **Publicity**

88 Neighbour notifications were sent on 17.03.2023 (expired 10.04.2023)

Site notice was displayed 29.03.2023 (expired 22.04.2023)

Press Notice published 24.03.2023 (expired 10.04.2023)

No comments received.

## **Relevant Policies**

### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles  
BDP2 Settlement Hierarchy  
BDP3 Future Housing and Employment Development  
BDP6 Infrastructure Contributions  
BDP13 New Employment Development  
BDP14 Designated Employment  
BDP19 High Quality Design  
BDP21 Natural Environment  
BDP22 Climate Change  
BDP24 Green Infrastructure

### **Others**

NPPF National Planning Policy Framework (2021)  
NPPG National Planning Practice Guidance

## **Relevant Planning History**

B/2002/1014	Major mixed use redevelopment for residential development and ancillary uses and employment uses within use class B1 and B2 - Outline Consent.	Granted	24.11.2003
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## **Assessment of Proposal**

The proposal for the erection of employment and commercial units Use Class E(g)(ii) and (iii), B2 with ancillary offices.

The Use Classes proposed include;

- E(g) uses which can be carried out in a residential area without detriment to its amenity:
  - E(g)(i) Offices to carry out any operational or administrative functions,
  - E(g)(ii) Research and development of products or processes
  - E(g)(iii) Industrial processes
- B2 General industrial - use for industrial process other than one falling within class E(g) (previously class B1) (excluding incineration purposes, chemical treatment or landfill or hazardous waste)

The proposed building will have a total floor area of 1400sqm including 150sqm of first floor offices. The eaves height will be 7m with a ridge height of 8.5m.

The application site is located within the Bromsgrove Enterprise Park which has been allocated as Designated Employment Land within the Bromsgrove District Plan. The existing site is an undeveloped plot within the Enterprise Park with an existing access.

## **Principle of development**

Policy BDP14 sets out that designated employment areas 'are expected to make a significant contribution towards creating jobs across Bromsgrove and meeting the employment targets identified in Policy BDP3. Policy BDP14.1 states that 'The

regeneration of the District will continue through maintaining and promoting existing employment provision in sustainable, accessible and appropriate locations (as identified on the Policies Map)'.

Bromsgrove Enterprise Park is an existing commercial park situated on land designated for employment purposes. The use of the site for B1 (now Class E), and B2 uses has also been established on site following the granting of outline planning permission (B/2002/1014). As such the principle of commercial development on this site is acceptable.

### Character and appearance

The proposal comprises of a single building sited to the east of the site and parking area to the west. The design of the building remains simple and will be in keeping with the existing buildings nearby.

The layout of the site has been influenced by the size and shape of the plot which has a stormwater sewer crossing the western side of the land requiring a 13m wide area which cannot be built over. In order to ensure that suitable requirements for vehicles is provided the building has been sited close to the eastern boundary and adjacent building serving Flooring Contracts. At its closest point, the buildings will be 1.7m apart. To avoid a terracing effect the proposed building is 2m lower than the adjacent building. Given this, and the wider density of development onsite and currently under construction the layout is considered appropriate.

### Highways

The site is located in a sustainable business park location off an unclassified road. The speeds of vehicles passing the proposed access would be low due to the constraints i.e., location of the roundabout and this being a cul-de-sac location. Visibility splays of approx. 90m in each direction can be achieved and appropriately conditioned.

The applicant has provided 35 car parking spaces, 3 electrical vehicle charging points, 3 disabled bays, 3 motorcycle parking spaces and 14 cycle parking spaces. The applicant has provided tracking and the required turning area for a HGV to enter and leave the site in a forward gear. Worcestershire County Council Highways has confirmed that this provision and layout is acceptable.

Based on the analysis of the information submitted, the Highway Authority concludes that there would not be an unacceptable impact on the local highway network and therefore there are no justifiable grounds on which an objection could be maintained.

### Ecology and trees

The applicant has submitted an Ecological Survey dated 2<sup>nd</sup> April 2023. The appraisal does not require any further surveys to be submitted however has recommended mitigation and enhancements which can be conditioned.

The site is currently open grass land with a semi mature mixed species hedge and tree line on the eastern most boundary. The Design, Access and Planning statement

highlights that the all the vegetation on the eastern most boundary is to be retained. The southern-most boundary of the site with the BasePoint Business Centre is defined by a mixed species tree and hedge line. Landscape Plan drawing number 22:24:06 Rev A provides details of the proposed landscaping onsite. The applicant is providing native species and wildflower to compensate for any loss onsite. The Tree Officer has raised no objection to the scheme.

### Noise

Worcestershire Regulatory Services have ~~taken a view and~~ raised no comment with regards to potential nuisance.

### Drainage

The site falls within Flood Zone 1 (low risk of fluvial flooding) and generally is not susceptible to surface water flooding aside from a small area on the north-western corner adjacent to the highway. The Newton Brook flows at a lower elevation along the south-eastern boundary of the site. A storm water sewer runs through the western area of the site as detailed previously.

The drainage details submitted are limited but show a connection to the existing storm and foul networks beneath George Road. The plans indicate the use of a petrol interceptor, but show no other water quality treatment measures, and show no on-site attenuation to ensure no increase in runoff from the site. No details have been submitted with regards to existing and proposed runoff rates and volumes.

As a major application there is an assumption for the use of above ground sustainable drainage systems (SuDS). It is likely the wider Technology Park gained planning permission based upon older guidance on drainage and flood risk, therefore it is important a drainage strategy is provided to incorporate the latest allowances for climate change and incorporate above-ground SuDS which also will link to the proposed site use as a sustainable industrial unit. At the request of North Worcestershire Water Management, a condition requiring the submission of a Drainage Strategy has been imposed.

### Conclusion

Overall it is considered the proposed development is in accordance with the relevant polices of the Bromsgrove District Plan and can be properly characterised as sustainable development for the purposes of the NPPF. The application is therefore recommended for approval, subject to conditions.

**RECOMMENDATION:** That planning permission be **GRANTED**

**Conditions:**

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) Prior to their first installation, details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area

- 3) The development hereby approved shall be carried out in accordance with the following plans and drawings:

22 24 Location Plan  
22 24 01 Floor Plans  
22 24 02 Elevations  
22 24 03 Site Plan  
22 24 04 A Proposed Parking Plan  
22 24 05 Drainage Plan  
22 24 06 A Landscaping Plan  
22 24 07 Visibility Splays

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 4) The Development hereby approved shall not be occupied until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

Reason: In the interests of highway safety.

- 5) The Development hereby approved shall not be brought into use until the accessible car parking spaces as shown on Drawing No. 22 24 04 A Proposed Parking Plan have been provided onsite and thereafter shall be kept available for disabled users as approved.

Reason: To provide safe and suitable access for all.

- 6) The Development hereby approved shall not be occupied until the 3 electric vehicle charging spaces as shown on Drawing No. 22 24 04 A Proposed Parking Plan have been provided. The charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and the Worcestershire County Council Streetscape Design Guide. The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging point shall be of the same specification or a higher specification in terms of charging performance

Reason: To encourage sustainable travel and healthy communities.

- 7) The Development hereby approved shall not be brought into use until 14 sheltered and secure cycle parking to comply with the Council's adopted highway design guide and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

Reason: To comply with the Council's parking standards.

- 8) The Development hereby approved shall not be brought into use until the 3 motorcycle parking spaces as shown on Drawing No. 222 24 04 A Proposed Parking Plan have been provided onsite and thereafter shall be kept available for disabled users as approved.

Reason: To provide safe and suitable access for all

- 9) The Development hereby approved shall not be occupied or be brought into use until the access, parking and turning facilities have been provided as shown on drawing 22 24 04 A Proposed Parking Plan

Reason: To ensure conformity with submitted details.

- 10) The Development hereby approved shall not be occupied until the proposed access gates have been set back 10 metres from the adjoining carriageway edge, and if not sliding then made to open inwards only.

Reason: In the interests of highway safety.

- 11) The Development hereby approved shall not commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to the following:-

- Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
- Details of site operative parking areas, material storage areas and the location of site operatives facilities (offices, toilets etc);
- The hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and manoeuvring.

- Details of any temporary construction accesses and their reinstatement.
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The measures set out in the approved Plan shall be carried out and complied with in full during the construction of the development hereby approved. Site operatives' parking, material storage and the positioning of operatives' facilities shall only take place on the site in locations approved by in writing by the local planning authority.

Reason: To ensure the provision of adequate on-site facilities and in the interests of highway safety. This is a pre-commencement condition given the implications for the construction vehicles onsite during construction.

- 12) The development shall be implemented in accordance with the recommendations set out in the Ecological Survey by Dave Felton dated 2 April 2023.

Reason: To ensure the protection of protected species and that the proposal results in a net gain of biodiversity.

- 13) No works in connection with site drainage shall commence until a scheme for a surface water drainage strategy for the proposed development has been submitted to, and approved in writing by the Local Planning Authority. The strategy shall include details of surface water drainage measures, including for hardstanding areas, and shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS). If possible infiltration techniques are to be used and the plan shall include the details and results of field percolation tests. If a connection to a sewer system is proposed, then evidence shall be submitted of the in principle approval of Severn Trent water for this connection. The scheme should include run off treatment proposals for surface water drainage. Where the scheme includes communal surface water drainage assets proposals for dealing with the future maintenance of these assets should be included. The scheme should include proposals for informing future home owners or occupiers of the arrangements for maintenance of communal surface water drainage assets. The approved surface water drainage scheme shall be implemented prior to the first use of the development and thereafter maintained in accordance with the agreed scheme.

Reason: To ensure satisfactory drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area. The condition is required to be pre commencement as the drainage works are integral to the initial stages of construction.

- 14) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. The applicant is advised to immediately seek the advice of an independent geo-environmental consultant experienced in contaminated land risk assessment, including intrusive investigations and remediation.

No further works should be undertaken in the areas of suspected contamination, other than that work required to be carried out as part of an approved remediation scheme, unless otherwise agreed by the Local Planning Authority, until requirements 1 to 4 below have been complied with:

1. Detailed site investigation and risk assessment must be undertaken by competent persons in accordance with the Environment Agency's 'Land Contamination: Risk Management' guidance and a written report of the findings produced. The risk assessment must be designed to assess the nature and extent of suspected contamination and approved by the Local Planning Authority prior to any further development taking place.
2. Where identified as necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
3. The approved remediation scheme must be carried out in accordance with its terms prior to the re-commencement of any site works in the areas of suspected contamination, other than that work required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.
4. Following completion of measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings on site.

REASON - To ensure that the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecosystems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

- 15) The development shall be used for Class E(g), and Class B2 purposes only as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended). No part of the development (not including offices ancillary to the employment use) shall be developed for use class E(a), E(b), E(c), E(d), E(e) or E(f) as defined in the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Amendment with or without modification, and no part of the buildings shall be used for these use classes notwithstanding the provisions of Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Amendment with or without modification.



Plan reference

Reason: In the interests of proper planning and to maintain a supply of employment land.

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