

TWC/2019/0840

Land North East of Halesfield Roundabout, Halesfield 18, Halesfield, Telford,  
Shropshire

Erection of 3no. units with ancillary offices, associated parking, service yards and  
landscaping

**APPLICANT**

Redsun Projects Ltd

**RECEIVED**

11/10/2019

**PARISH**

Madeley

**WARD**

Madeley and Sutton Hill

**THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS IT  
CONTAINS A PLANNING OBLIGATION SECURING A FINANCIAL  
CONTRIBUTION**

**1.0 SUMMARY RECOMMENDATION**

1.1 Grant approval subject to conditions, informatives, prior clarification regarding flood risk and a Unilateral Undertaking securing a strategic highways contribution.

**2.0 SITE AND SURROUNDINGS**

2.1 The application site extends to 2.05 hectares and is located in the Halesfield area, in the south west of the Telford urban area. The site is located within the Halesfield Strategic Employment area on land to the north east of Halesfield Roundabout and the junction with the A442. The site is contained on 3 sides by roads and a public right of way on the east side. Halesfield 18 extends along the north and west sides and the A4169 runs along the southern boundary. The site is currently covered in grass.

2.2 As would be expected within a strategic employment area, neighbouring uses are all commercial or industrial, however, only the unit to the north, WZ Packaging Ltd, overlooks the application site. West, south and east sides are contained by areas of mature woodland with commercial premises beyond.

**3.0 PROPOSAL**

3.1 This application seeks full planning permission for the erection of a three new industrial buildings containing a total of 7,565 sq metres (81,430 sq ft) within the B1, B2 and B8 use class, together with associated parking, access and landscaping.

3.2 The application is supported by the following documents:

- Design and Access Statement
- Tree Report
- Ecological Appraisal
- Flood Risk Assessment

- Ground Investigation Report
- Framework Travel Plan
- Transport Assessment

#### **4.0 RELEVANT PLANNING HISTORY**

4.1 None

#### **5.0 PLANNING POLICY CONTEXT**

##### **5.1 National Guidance:**

National Planning Policy Framework  
Planning Practice Guidance

##### **5.2 Local Development Plan:**

Telford & Wrekin Local Plan  
Madeley Neighbourhood Plan

#### **6.0 SUMMARY OF STATUTORY CONSULTATION RESPONSES**

##### **6.1 Local Member & Town/Parish Council Responses:**

6.1.1 Madeley Town Council: No comment received.

##### **6.2 Standard consultation responses**

6.2.1 Highways: Support subject to Conditions

Raises no objection subject to conditions and a financial contribution of £31,595.75 towards strategic highways improvements.

6.2.2 Drainage: Comment

Further clarification required to clarify specific flood risk to the site.

6.2.3 Ecology: Support subject to conditions

6.2.4 The Coal Authority: Comments

Confirms that the application site does not fall with the defined Development High Risk Area and there is no requirement for a Coal Mining Risk Assessment to be submitted or for The Coal Authority to be consulted.

6.2.5 Shropshire Fire Service: Comment

Requests that early consideration is given to the e information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications

#### **7.0 NEIGHBOUR CONSULTATION RESPONSES**

7.1 None received

## **8.0 PLANNING CONSIDERATIONS**

8.1 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:

- Principle of Development
- Layout and Design
- Highways Issues
- Drainage
- Trees and Ecology
- Other Matters
- Planning Obligations

### **8.2 Principle of Development**

8.2.1 The application site sits within the Halesfield Strategic Employment Area where the principal of new employment development is supported by the local development plan. Policy EC1 confirms that strategic employment areas are expected to deliver B use classes along with sui generis uses associated with B use class activity. The proposed development will deliver B1, B2 and B8 use classes on the site which complies with Policy EC1 and is considered acceptable.

8.2.2 The site is also covered by the Madeley Neighbourhood Plan where Policy E1 confirms that existing employment land will be safeguarded for B1, B2 and B8 uses. The proposal also complies with these requirements.

8.2.3 Any relevant technical considerations are considered below.

### **8.3 Layout and Design**

8.3.1 The proposed development consists of three industrial buildings with vehicular access to be obtained from Halesfield 18 to the west and a spine road running horizontally through the centre of the site. Landscaped areas will be provided around the perimeter of the site with some additional landscaping in the centre.

8.3.2 The proposal will provide a total of 7,565 sq metres (81,430 sq ft) of B1, B2 and B8 floorspace. Unit 3 will be the largest, located in the south west corner of the site, which will cover 3,713 sq metres (39,967 sq ft). Units 1 and 2 will be located to the north of the spine road, with Unit 1 covering 2,520 sq metres (27,125 sq ft) and Unit 2 covering 1,332 sq metres (14,338 sq ft). Each plot will contain dedicated car parking together with HGV parking and service yards.

8.3.3 The proposed units will be steel framed buildings with hipped roofs and low parapets to all elevations. The buildings will be clad in grey cladding with a dark grey band which extends around the bottom. The entrance corners will contain full height glazing interspersed with green metal cladding. At strategic

points within the elevations, full height green vertical strips have been introduced to further break up the massing of the elevations into smaller panels. A full palette of materials has been proposed as part of the application.

8.3.4 Unit 3 is the largest of the proposed units, with elevations rising to a height of 11 metres at the top of the parapet and 12.4 metres at the roof apex. This will also be the most prominently sited of the 3 units, given its location alongside the Halesfield Roundabout and highways to the west and south. It will, however, be set back from the highways behind a narrow band of landscape planting. Officers are mindful that the site is located within a strategic employment site where a number of substantial industrial buildings are located. In this instance, whilst the proposed units are all significant in terms of their massing and scale, effort has been made to provide a sympathetic design which includes a vibrant palette of colours and materials and utilises vertical and horizontal banding to reduce the perceived massing. As such, the design is considered to be of a high quality which respects the surroundings and responds positively to context, as required by local plan policy BE1.

8.3.5 Landscaping: The site layout plan indicates a narrow band of landscaping to be provided around the perimeter of the site, together with a limited amount within the centre of the site. The scheme seeks to retain the existing well-established trees to the north east and south east corners of the site which will also help to offer some cover for wildlife along the footpath to the east. New planting will be provided along the site frontage onto Halesfield 18 which provides an opportunity to soften the impact of the development. A detailed landscape proposal will follow in due course and this can be requested as a condition of any planning permission granted. From the information provided, officers are satisfied that the proposal meets the requirements of policy NE2 in terms of retaining trees, hedgerows and woodland.

## **8.4 Highways Issues**

8.4.1 The proposal will result in the addition of further employment development within the Halesfield Strategic Employment Area. Whilst the principle of development of acceptable, it is necessary to consider the likely impact upon the surrounding highways network and a full Transport Assessment has been carried out by the applicant.

8.4.2 The submitted assessment identify that the site is located in an accessible location where it can be accessed by a range of sustainable modes of transport, including on foot, cycling and local bus routes. The site is therefore considered sustainable in transport terms. The assessment has considered impacts on nearby junctions and found these would continue to operate within capacity during AM and PM peaks in a 2024 development scenario. It was also found that the traffic from the proposal would have a low cumulative impact on queuing, delay and capacity within the area.

8.4.3 The site will be accessed by a simple priority junction on Halesfield 18 and details have been appended to the transport assessment. An assessment of

the proposed junction found it was also operate comfortably within capacity with minimal queuing.

- 8.4.4 The proposal and the findings of transport assessment have been considered by the Council's Highways Engineer who agrees with the findings and raises no objection. As required by local plan Policy C3, the proposal meets the trigger to make a financial contribution towards the strategic highways network. Based on the trip generation exercise within the submitted Transport Assessment, the proposal generates the need for a contribution of £31,595.75.
- 8.4.5 Parking: Each unit contains its own dedicated HGV parking, turning and servicing areas, together with staff parking. The proposals are for a mixed B2/B8 use, and as such the more onerous B2 Local Plan parking standards (1 space per 60m<sup>2</sup> GFA) must be utilised across the site. It appears that there was previously a shortfall from Local Plan parking standards which was not raised in the initial formal highways comments, however, following revised proposals to slightly increase the proposed floor area, this shortfall has been addressed, with 126 spaces provided across the site; each unit providing spaces commensurate with the Local Plan requirement based on their individual floor areas.
- 8.4.6 As a result, officers are satisfied that the proposed development has been designed and laid out satisfactorily and will not have a detrimental impact upon vehicular or highway safety, therefore meeting local plan Policies C3, C4 and C5.

## **8.5 Drainage**

- 8.5.1 Assessment of Flood Risk: The application has been accompanied by an updated Flood Risk Assessment (FRA) produced by Waterco which considers the potential risk of flooding to the development. The FRA identifies that the site is predominantly located within Flood Zones 2 and 3 (as shown on the Environment Agency 'Flood Map For Planning') meaning that the site has a medium to high probability of flooding. The assessment confirms that the flood risk identified results from a flood flow route from the nearby Holmer Lake reservoir. An assessment of the potential risk to the development has been carried out using historic data which includes a consideration of current levels within the reservoir, management and maintenance regimes, and accurate modelling of flood flow routes. This includes a Water Balance Survey of Holmer Lake which seeks to establish whether the flooding and associated flood zone extents identified in the EA flood map would be realised. The survey found that for the reservoir to overflow, a number of blockages of the drainage outlets would need to occur, however, as Severn Trent carry out an inspection of the outlets on a weekly basis, a blockage scenario is highly unlikely. It is therefore considered that the risk of flooding to the site is low and no flood mitigation measures are proposed.
- 8.5.2 Whilst the findings and conclusions of the FRA are noted, the Council's Drainage Engineers have asked for further clarification on the findings of the

Water Balance Survey and FRA, in order to confirm that the potential flood risk to the development has been accurately assessed. At the time of writing the report, it has not been possible to provide this clarification, however, this can be provided as an update to members prior to the committee meeting.

- 8.5.3 Drainage Design: It is anticipated that surface water drainage will be managed and limited to greenfield rates by providing attenuation on site to accommodate the 1 in 100 year plus climate change event requirement. Details of drainage strategy, to include surface water drainage details, can be requested as a condition of any permission granted.

## **8.6 Trees and Ecology**

- 8.6.1 Trees: The site is surrounded by a limited number of trees alongside its north west, north eastern and south eastern boundaries. A Tree Report has been submitted with the application which identifies those trees as moderate and low quality. The majority of trees identified are located outside of the development site and will need to be retained, however, a small number in the south east corner may be lost. Conditions can be added requiring tree protection fencing to be erected to protect those retained trees and officers note that the plans indicate a level of replacement planting to be provided as part of a landscaping scheme around the perimeter of the site. On this basis, the proposal is considered to comply with local plan Policy NE2.

- 8.6.2 Ecology: The application has been accompanied by an Updated Ecology Report by Shropshire Wildlife Surveys. The survey concludes that the proposed development would have no impact upon protected species found in the area but makes recommendations in terms of external lighting controls to prevent spillage into the surrounding areas of woodland. The Council's Planning Ecologist has assessed the proposal and submitted reports and raises no objections subject to conditions requiring details of landscaping and external lighting to be submitted. The proposal is considered to comply with local plan Policy NE1.

## **8.7 Other Matters**

- 8.7.1 Ground Conditions: A Ground Investigation Report has been submitted with the application which considers potential risk from a number of sources. The report concludes that the site is at low risk from shallow mine workings, ground gas and slope stability, but does contain made ground which would need to be factored into foundation design.

- 8.7.2 Residential Amenity: The nearest residential properties are located approximately 260 metres to the west, beyond other industrial units, several areas of woodland and the A442. As such, it is not considered that the proposals would have any significant adverse impact upon the amenities of those residents. As a result, and taking into account the location within the strategic employment area, it is not proposed to impose any restrictions on operating hours, as this could be viewed as unreasonable, and therefore contrary to the tests set out in the NPPF.

8.7.3 Planning Benefits: The proposed erection of three commercial units on the Halesfield Industrial Estate provides significant benefits in terms of inward investment and job creation, therefore providing a boost to the local economy. No specific details are available as tenants are yet to be secured, however, the proposal will provide 7,565 sq metres (81,430 sq ft) of purpose built B1/B2/B8 floorspace, in a highly accessible location. The benefits of the scheme carry significant weight in the determination process.

## 8.8 Planning Obligations

8.8.1 The application generates the need to secure a financial contribution of £31,595.75 towards strategic highways improvements.

8.8.2 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 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.

8.8.3 It is considered that the requested contribution meets the above tests. In this instance, the applicant has submitted a Unilateral Undertaking agreeing to provide the requested contribution.

## 9.0 CONCLUSIONS

9.1 In conclusion, the erection of three new commercial/industrial units on land within the Halesfield Strategic Employment Area accords with local planning policy, the proposal is in a highly accessible location, can be accommodated by the local highway network, will be of a sympathetic, high quality design and will not present any technical issues in terms of trees, ecology or ground conditions. The proposal presents significant benefits to the local economy through inward investment and job creation and includes a financial contribution to strategic highways improvement works.

9.2 Accordingly, officers are satisfied that the proposal meets the requirements of the relevant policies within the local development plan, Madeley Neighbourhood and the NPPF and is recommended for approval subject to receiving satisfactory clarification regarding flood risk (paragraph 8.5.2 above) and to appropriate planning obligations and conditions.

## 10.0 RECOMMENDATION

10.1 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 Development Management Service Delivery Manager, in consultation with the Chair of Planning Committee, being satisfied that the flood risk to the application site is such that all drainage issues and concerns can be adequately dealt with by way of condition.
- B.) The applicant/landowners submitting a Unilateral Undertaking or entering into a Section 106 agreement with the Local Planning Authority relating to:
- (i) A financial contribution of £31,595.75 towards strategic highways improvements with indexation calculated from the date of this committee.
- C.) The following conditions and informatives (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

Conditions:

1. A04 Time limit
2. B150 SEMP
3. B042 Parking/Turning/Loading
4. B049 Offsite Highways Works
5. B061 Foul and Surface Water
6. B121 Landscaping details
7. B126 Landscape Management Plan
8. B145 External Lighting Strategy
9. C002 Materials
10. C013 Parking, unloading, loading and servicing areas
11. C014 Visibility Splays
12. C074 Tree Protection
13. B057 Land Contamination
14. C38 Approved Plans