

Agenda Item: 05.1

Site:	Quintus - Phase 1, Branston Locks, Branston Road, Tatenhill, Staffordshire, DE13 9SB
Proposal:	Reserved Matters application relating to P/2012/01467 for Phase 1 for the erection of three detached industrial and warehouse units with ancillary offices covering Use Classes E, B2 and B8 with associated works including details of appearance, landscaping, layout, scale and access

Report of Head of Service (Section 151 Officer)

This report has been checked on behalf of Legal Services by Sherrie Grant

[Hyperlink to Application Details](#)

Application Number:	P/2020/01468	
Planning Officer:	Barbara Toy	
Type of Application:	Reserved Matters	
Applicant:	Nurton Developments (Quintus) Ltd	
Ward:	Branston	
Ward Member (s):	Councillor A Clarke Councillor Mrs P L Ackroyd Councillor R G W Grosvenor	
Date Registered:	20 January 2021	
Date Expires:	16 April 2021	
Reason for being on Agenda	Major Application	

1. Executive Summary

- 1.1 The site comprises 5.4 hectares of green field land that sits to the east of the Trent and Mersey Canal and bounded to the west by the A38 dual carriageway.
- 1.2 The site is situated in the south eastern corner of the Branston Locks SUE approved in outline in 2015 and the site is allocated for residential development in line with the outline consent (P/2012/01467), the approved Design Guide for the whole site and a S106 Agreement.

- 1.3 This is a reserved matters application for the first phase of the employment development for the consideration of access, appearance, landscaping, layout and scale for the erection of 3 Class E1, B2 and B8 employment units. The proposals would utilise the newly construction road junction off Branston Road, designed specifically for the development of an employment park on the land.
- 1.4 The principles of the development of the site for employment purposes has been established through the outline consent and the associated S106 Agreement together with design principles approved under the Design Guide for the SUE as a whole.
- 1.5 Statutory consultees have raised no objections to the proposals and it is considered that the submitted details accord with the outline consent, its conditions, the accompanying S106 Agreement and the approved Design Guide.
- 1.6 No comments have been received from local residents or the Parish Council.
- 1.7 It is considered that the submitted scheme is in accordance with the details of the approved outline application, accompanying S106 Agreement and approved Design Guide, and complies with the provisions of the relevant adopted development plan policies, Neighbourhood Plan policies and the National Planning Policy Framework. It is considered that the proposal will not have an adverse impact on the amenities of the future occupiers of the remainder of the Branston Locks SUE development, will not have a detrimental impact on the character and appearance of the Trent and Mersey Canal conservation area, highway safety, or the general character of the area.
- 1.9 In light of the above conclusions on the planning merits of the case, the application is recommended for approval subject to conditions.

Members are advised that the above is a brief summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies and the Officer's assessment, and Members are advised that this summary should be read in conjunction with the detailed report.

Map of site**2. The Site Description**

- 2.1 The wider site is a large farmstead situated to the west of Burton upon Trent. It is bounded on its eastern boundary by A38 dual-carriageway with the Trent and Mersey Canal running north south through the site. On its most northern boundary the site accesses Shobnall Road and on its southern/south-eastern boundary the application site fronts onto Branston Road which has recently undergone significant highway improvement works to aid access from the A38 to the site and to the new John Taylor Free (High) School. The north-western boundary extends to the foot of a long escarpment which forms part of the Tatenhill Conservation Area. The main vehicular access, which will serve the bulk of employment and housing development within the site, is accessed from a new junction created off Branston Road, with smaller secondary accesses on Shobnall Road and Branston Road.
- 2.2 Under Policy SP7 of the Local Plan the site forms an allocated Sustainable Urban Extension (SUE) known as Branston Locks with the principle of the development for the overall site and Design Guide approved under the outline consent P/2012/01467 and accompanying S106 Agreement. The outline consent was for a mixed use development comprising the erection of up to 2500 dwellings, up to 92,900sqm of employment floorspace (Classes B1, B2 and B8), a local centre providing up to 3,716 sqm of retail floorspace (Classes A1, A2, A3, A4 and A5), up to 929sqm of health care and associated community uses (Class D1), a residential care home of up to 160 bed spaces (Classes C2 and C3), up to 555sqm of pub and restaurant floorspace (Classes A3 and A4), a primary school, and a hotel of up to 80 bedrooms (Class C1) including the demolition of all existing buildings and structures on site with the

exception of the Farmhouse to Lawns Farm, vehicular access connections from Branston Road and Shobnall Road, green infrastructure of public open space, structural landscaping, sustainable urban drainage basins and associated drainage, sports and recreation facilities and a network of walking and cycling routes, and associated infrastructure works and services.

- 2.3 Nurtons are the overall owner/developer of the SUE as a whole and they made the original outline application and are responsible for the discharge of a number of the outline conditions. The developers of each phase are responsible for their own reserved matters applications and discharge of their own conditions.
- 2.4 This application represents the first employment phase of the overall development of the site and comprises 5.4 hectares. The site is situated in the south eastern corner of the wider development site and sits between the Trent and Mersey Canal (to the west), the A38 (to the east) and Branston Road (to the south) and forms part of the employment use of the overall Design Guide for the SUE.
- 2.5 The site is accessed off a new purpose built junction off Branston Road, with the new bridge and junction sitting at a higher level than the site. The site is made up of green fields with some trees and is relatively level.
- 2.6 Immediately to the south of the site is a new Severn Trent Water foul sewage pumping station compound that has been installed to serve the Branston Locks SUE.

3. Planning History

- 3.1 **P/2012/01467** Outline application with all matters reserved and proposed a mixed use development comprising the erection of up to 2,500 dwellings, up to 92,900 square metres of employment floor space (Classes B1, B2 and B8), a local centre providing a mix of retail uses, up to 929 square metres of healthcare, a residential care home of up to 160 spaces, a new pub/restaurant, a primary school and a hotel of up to 80 bedrooms. GSC & S106 Agreement 14-04-2015.
- 3.2 **P/2017/00923** Reserved Matters for the erection of 70 dwellings, including details of access, appearance, landscaping, layout and scale. Cameron Homes GSC 24-04-2018
- 3.3 **P/2018/00233** Reserved matters for the erection of 201 dwellings including details of appearance, landscaping, layout, scale and means of access. Taylor Wimpey. GSC 26-20-2018
- 3.4 **P/2019/00756** Reserved matters for the erection of 244 dwellings including details of access, appearance, landscaping, layout and scale. Cameron Homes GSC 17-12-2019
- 3.5 **P/2020/00472** Section 73 relating to P/2019/00756 reserved matters for the erection of 244 dwellings including details of access, appearance, landscaping, layout and scale. Cameron Homes GSC 14-08-2020

- 3.6 **P/2020/00857** Reserved Matters for the erection of 190 dwellings and associated garaging and bin/cycle store, new vehicular access off Shobnall Road, public open space, public right of way connections and associated works including details of access, appearance, landscaping, layout and scale. Lovell Homes GSC 25-02-2021
- 3.7 There are currently 8 discharge of condition applications relating to conditions on the original outline consent (P/2012/01467) for the application site. These relate to ecology, trees, drainage, construction management plan, waste management plan, landscaping of the strategic green spaces, contaminated land, ground gas, archaeology, hard and soft landscaping for the site, materials, noise impact assessment and levels. These are all under consideration by consultees and will be assessed in line with the requirements of the outline consent, the approved Design Guide and the original S106 Agreement.

4. The Proposal

- 4.1 This application is a reserved matters submission for the erection of 3 detached industrial and warehouse units with ancillary office accommodation (Use Classes E1, B2 and B8), including details of access, appearance, layout, scale and landscaping.
- 4.2 Each unit would sit in a contained plot with its own parking, loading and unloading areas, cycle storage and manoeuvring areas. The servicing and loading areas would be gated. All three units would be accessed from a new access road from the existing new road junction off Branston Road which would be off set from the canal by between 45 and 55m. A gatehouse would be provided within the gated access to unit 2 (the largest central unit).
- 4.3 The proposals would provide the following:

Unit	Industrial Floor Space sqm	Office Floor Space sqm	Total Floor Space Sqm	Parking Spaces	Accessible Parking Spaces	Motor Cycle Spaces	Cycle Spaces
1	5,110	358	5,467	64	3	4	20
2	8,826	465	9,318	86	5	5	30
3	6,619	348	6,968	72	5	5	20
Total	20,555	1,171	21,753	222	13	14	70

- 4.4 Unit 1 (most southerly unit)
73m x 73m x 12.57m maximum height. The service yard would be situated to the east (rear) of the building with gated vehicle access to the south of the building and parking provided on the frontage (to west of the building).
Unit 2 (central unit)
118m x 77m x 15.15m maximum height. The service yard and gated vehicle access would be situated to the south of the building and includes space for

parking 21 HGVs. Car parking for the unit would be provided on the frontage (to the west of the building).

Unit 3 (most northerly unit)

101m x 69m x 14.8m maximum height. The service yard and gated vehicle access would be provided to the south of the building and includes space for parking 22 HGVs. Car parking for the unit would be provided on the frontage (to the west of the building).

Gate House (situated at the gated access to Unit 2)

7.65m x 4.6m x 4.5m maximum mono pitched roof height

- 4.5 The units would be orientated on a north-west/south-east basis, with frontages facing towards the canal to the west. The north-west elevation would contain the two storey offices, facing the estate road and the canal. Each unit would follow the same design in varying sizes, comprising a shallow curved profile roof and a mix of profile and flat cladding to each elevation in varying colours including white, light grey, medium grey and dark grey, together with large windows and curtain walling to the front elevation and wooden cladding and a glazed canopy to the office entrance.
- 4.6 A comprehensive landscaping scheme has been provided that includes low and high level shrubs, hedging to the frontage of the car park, bulb planting, wildflower meadow areas, woodland planting and a number of trees, all native species. A mix of hard surfacing is also proposed with tarmac to the access road, concrete service yards and block paving to the car parking spaces and footpaths.
- 4.7 Covered cycle shelters would be provided on the edge of the car parks for each unit as well as refuse storage structures of hit and miss timber fencing set within the service yard areas. A substation would be provided on the frontage of Unit 2 and electrical and mechanical plant compounds provided for units 2 and 3. Black Paladin (mesh) fencing/gates (2.4m in height) would be used to secure the service yard areas. Each of the service yard areas would be of a sufficient size to allow for HGV manoeuvring.

List of supporting documentation

- 4.8 The following documents have been provided as part of the application:

- Application forms
- Site Location Plan
- Proposed Site Layout
- Proposed Building Layout (for each unit)
- Proposed Office Layout (for each unit)
- Proposed Elevations (for each unit)
- Proposed Building Section (for each unit)
- Proposed Roof Plan (for each unit)
- Detailed Landscaping Plans
- External Lighting Layout
- Proposed Fencing Details
- Proposed Cycle Shelter Details
- Proposed External Surfacing

- Proposed Refuse Enclosure Details
- Proposed Gatehouse Details
- Proposed M and E Compound Details
- Design and Access Statement
- Heritage Statement
- Planning Statement
- Archaeology Evaluation Report

4.9 The relevant findings are dealt with in section 8 onwards below.

5. Consultation responses and representations

5.1 A summary of the consultation responses is set out below:

Statutory and non statutory consultee		Response
5.2	Branston Parish Council	No comments received
5.3	SCC Highways	No objections
5.4	Highways England	No objections
5.5	SCC Flood Risk Team	No objections
5.6	SCC Archaeologist	No objections, the archaeology requirements from the outline consent are still relevant.
5.7	Environment Agency	No objections
5.8	Severn Trent Water	No objections
5.9	Natural England	No objections
5.10	Canal & River Trust	No comments
5.11	Inland Waterways	No objections to the proposed layout, design and appearance of the 3 proposed units though some concerns about the further phases of the development and the extent, nature and timing of the canal side landscaping.
5.12	The National Forest	Concerns raised in relation to: <ul style="list-style-type: none"> • the loss of an existing copse of trees within the site envisaged for retention • the planning unit excludes the proposed open space and landscaped areas in the eastern and southern parts of the site • there is no on-plot tree planting to the east side of the access • the Landscape Plans appear to include the incorporation of 95 No. <i>Carpinus betulus</i> hornbeam trees in a limited space • excessive planting densities and inappropriate size and location of native woodland blocks

5.13	Architectural Liaison Officer	No objections, design and security advise provided and forwarded to agent who have acknowledged its content
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Internal Consultees		Response
5.14	Environmental Health	No objections in terms of noise or air quality, condition to ensure noise levels do not exceed those within the submitted noise report. In terms of contaminated land the report submitted for discharge of conditions on the outline consent identifies no significant source of contamination therefore no further contaminated land conditions are required.
5.15	Conservation Officer	No objections. The nearby heritage assets, being the canal conservation area Saini Park (II) Shobnall Grange and a canal milepost (II).

6. Neighbour responses

6.1 No representations from surrounding occupiers have been received.

7. Policy Framework

National Policy

- National Planning Policy Framework
- National Planning Policy Guidance

Local Plan

- Principle 1: Presumption in Favour of Sustainable Development
- SP1: East Staffordshire Approach to Sustainable Development
- NP1: Role of Neighbourhood Plans
- SP5: Distribution of Employment Growth 2012 - 2031
- SP7: Sustainable Urban Extensions
- SP23: Green Infrastructure
- SP24: High Quality Design
- SP25: Historic Environment
- SP26 National Forest
- SP27 Climate Change, Water Body Management and Flooding
- SP29 Biodiversity and Geodiversity
- SP35 Accessibility and Sustainable Transport
- DP1 Design of New Development
- DP2 Designing in Sustainable Construction
- DP5 Protecting the Historic Environment: All Heritage Assets, Listed Buildings, Conservation Areas and archaeology
- DP6 Protecting the Historic Environment: Other Heritage Assets
- DP7 Pollution and Contamination

'Made' Neighbourhood Plans

Branston

- B1 – Integrating New development with Existing Communities
- B2 – Design
- B3 – Protection of Local Heritage Assets
- B4 – Local Landscape Character
- B6 – Landscaping and Protecting Biodiversity

Supplementary Planning Documents

East Staffordshire Design Guide Parking Standards

Assessment

7.1 It is considered that the key issues relevant to the determination of this application are as follows:-

- Principle of the Development
- Design and Impact on the Character and Appearance of the Area
- Historic Environment
- Access and Highway Matters
- Flood Risk and Drainage
- Ecology and Biodiversity

8. **Principle of Development**

Relevant Policies

- 8.1 Policy SP5 of the Local Plan sets out the employment strategy for the Borough and directs employment development to Burton upon Trent and Uttoxeter with the Branston Locks site allocated for the provision of up to 20 hectares of employment development.
- 8.2 Policy SP7 of the Local Plan identifies the Branston Locks site as an allocated Sustainable Urban extension (SUE) and identifies the provision of residential, retail, leisure, cultural, sport, community and health facilities as well as a range of different employment uses on a specified part of the allocation.

Assessment

- 8.3 The site forms part of the eastern section of the Branston Locks Sustainable Urban Extension (SUE) site allocated in Policy SP7 of the Local Plan and which was granted outline planning consent in 2015 in line with the requirements of Policy SP7.
- 8.4 This is a reserved matters application for the first phase of employment development within the SUE and is subject to the conditions, S106 Agreement and approved Design Guide attached to the original outline consent. These provisions are referenced where relevant throughout this report.
- 8.5 The outline consent approved up to 92,900sqm of employment floorspace (B1, B2 and B8 uses), these proposals form the first phase of the employment development at the site and would provide 21,753sqm of employment floorspace.

- 8.6 The principle of the development of this part of the site as an employment park was established under the original outline consent, approved Design Guide and S106 Agreement.

9. Design and Impact on the Character and Appearance of the Area

Relevant Policies

- 9.1 The NPPF attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 9.2 Strategic Policy 1 and 24 state that development proposals must contribute positively to the area in which they are proposed. The policy lists a number of criteria developments are expected to achieve including creating a sense of place, reinforcing character, reflecting densities and where possible minimise the production of carbon through sustainable construction.
- 9.3 Policy DP1 of the Local Plan re-iterates the design principles set by SP24 stating that development must respond positively to the context of the surrounding area, exhibit a high quality of design and be compliant with the East Staffordshire Design Guide.
- 9.4 The East Staffordshire Design Guide requires the design of development to demonstrate a strong, considered and sensitive response to its context. Design which is relevant to the site and wider context will be important, as this can support local distinctiveness. The Guide allows for development which employs a more modern architectural style but in terms of its proportions and siting it should still complement its surroundings.
- 9.5 Policy B2 of the Branston Neighbourhood Plan requires all new development to be of a high design quality and should reflect local distinctiveness through the careful use of materials and references to traditional vernacular styles, taking account of the most up to date design guidance adopted by East Staffordshire Borough Council. High quality contemporary designs will also be supported.

Assessment

- 9.6 The original outline consent and approved Design Guide set criteria for the design of the overall site. This included character areas with their own set of parameters and design framework. The application site forms part of the Waterside employment park identified in the design guide, which indicated that the larger units should be allocated along the eastern side of the site and provide a mix of employment uses, which more modest office buildings should be located adjacent to the canal with a pedestrian link across the canal to the local centre and residential developments.
- 9.7 The proposals form the first phase of the employment park and the three buildings would be located to the eastern side of the site and follow a similar design whilst providing three different sizes of buildings to provide for a variety

of end users, in line with the guidance in the approved Design Guide. The land to the west of the site is allocated within the Design Guide for an office development and a Canalside Park, which will form a separate reserved matters application.

- 9.8 The office accommodation for each unit will provide large glazing elements situated on the western elevation overlooking the future Canalside Park and the canal itself, as well as providing surveillance of the access road and car parking areas with entrance features designed to provide legibility for visitors to the buildings.
- 9.9 The height, scale and massing of the buildings are in line with the Design Guide criteria for the employment park. The proposed materials would provide variety in terms of colour and horizontal and vertical emphasis to break up the overall massing of the buildings. The orientation of the buildings means that the shorter elevation will face the canal and the future development beyond, reducing the scale, massing and impact of the buildings. The service yard areas are set to the rear and the side of the buildings to improve the appearance and reduce the noise to the development on the opposite side of the canal.
- 9.10 The A38 forms the eastern boundary of the site and sits at a higher level than the site and large industrial/commercial buildings sit on the opposite side of the A38 within First Avenue.
- 9.11 The site will be accessed off a newly constructed junction off Branston Road, approved as part of the outline consent and will provide access to the employment park only.
- 9.12 Landscaping proposals are included in the submission for the immediate site and includes tree planting, hedging, shrubs (low and high level), wild flower meadow and woodland planting in native species. The on-plot landscaping has been designed to use native species, with the hedgerows to the frontages being of single species to provide a degree of formality. The hedges also serve the function of providing a degree of softening to the car parking areas and a sense of containment, whilst allowing permeability and inter-visibility to promote an active frontage.
- 9.13 The specific details of the landscaping to the wider area to the east and south of the application site and Canalside Park to the immediate west form part of a submission to discharge condition 24 on the original outline consent and will be assessed against the approved Open Space Strategy and Masterplan for the entire site.
- 9.14 It is considered that the overall design and layout of the site is in compliance with the original outline consent, the approved Design Guide and the associated S106 Agreement and would be in compliance with Policy SP24 of the Local Plan and the East Staffordshire Design Guide.

10. Historic Environment

Relevant Policies

- 10.1 Section 16 of the National Planning Policy Framework states that proposals should not pose significant harm to any heritage asset and should aim to preserve or enhance the asset by way of sensitive and appropriate design.
- 10.2 Paragraph 184 of the National Planning Policy Framework states that Local Planning Authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. Policy DP5 of the Local Plan states that development which protects the character of listed buildings and conservation areas will be permitted.
- 10.3 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Again, as for the Section 72 duty referred to above, case law has established that this means that considerable importance and weight has to be given to that statutory duty when balancing the proposal against other material considerations.
- 10.4 Policy SP25 of the Local Plan indicates amongst other things that development proposals should protect, conserve and enhance heritage assets and their settings, taking account of their significance, as well as the distinctive character of the Borough's townscapes and landscapes. Such heritage assets may consist of undesignated and designated assets including conservation areas, listed buildings, scheduled monuments, archaeological sites, registered parks and gardens and historic landscapes which contribute to the Borough's historic environment and local distinctiveness.
- 10.5 Detailed Policy 5 goes into more detail regarding Historic Assets, Listed Buildings, Conservation Areas and Archaeology. Detailed policy 6 aims to protect other heritage assets which are not necessarily covered by listed building or conservation area status, such as shopfronts and the setting of important historic landscapes.
- 10.6 Policy B3 of the Branston Neighbourhood Plan seeks to protect local heritage assets

Assessment

- 10.7 The nearby heritage assets include the canal conservation area, Sinai Park, Shobnall Grange (Grade II Listed) and a canal milepost (Grade II Listed). The Canal conservation area is the only asset within the immediate area, the others are all set some distance from the development.
- 10.8 The proposed landscaping provides some screening between the canal conservation area and on sight lighting, both through bunding and tree planting and by directing lamps facing away from the direction of the canal. The bulk of buildings is also kept away from the Canalside allowing landscaping to form the frontage nearest to the canal.
- 10.9 The nature of the use approved at outline is that structures on site will be visible from the environs of Sinai Park, particularly in winter, however intervening

vegetation, distance, the backdrop of the elevated A38 all combine to minimise those impacts and there is nothing particular about the detailed reserved matters proposals which might exacerbate impacts or fail to take advantage of opportunities to minimise impacts.

- 10.10 The submission has taken account of nearby heritage assets and adopted an approach which minimises impact and maximises enhancement in terms of landscaping, position, scale, materials of buildings and it is considered that the proposals would have no adverse impact on the local heritage assets and would be in compliance with policy SP25 of the Local Plan.

11. Highway Matters

Relevant policies

- 11.1 The NPPF in section 4 sets out the role transport policies play in facilitating sustainable development which contributes to wider sustainability and health objectives. Decisions should consider ensure development proposals have taken the opportunities for sustainable transport modes, ensure safe and suitable access to the site can be achieved for all people and improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 11.2 Policies SP1 and SP35 of the Local Plan aim to ensure development is located on sites with good links to the highway network, development is convenient and safe to walk, cycle and travel by public transport. Developments should not result in vehicles harming residential amenity, causing highway safety issues or harming the character of the open countryside. For those developments likely to have an impact on the wider highway infrastructure, proposals should be accompanied by a transport assessment clearly setting out how the likely impacts of the development will be addressed.
- 11.3 The Council's parking standards SPD sets out standards for different uses including space size, accessibility and the quantity of car parking spaces required for different uses.
- 11.4 The Parking Standards SPD requires the following for B1, B2 and B8 uses:
- B1 – 0 - 240sqm – 1 space per 20sqm
240sqm + - 1 space per 30sqm
 - B2 – 0 – 240sqm – 1 space per 20sqm
240 – 1000sqm – 1 space per 50sqm
1000sqm + - 1 space per 80sqm
 - B8 – 0 - 240sqm – 1 space per 20sqm
240 – 1000sqm – 1 space per 50sqm
1000sqm + 1 space per 80sqm
- Sufficient lorry spaces will also be expected.
- 11.5 Policy B11 of the Branston Neighbourhood Plan only relates to car parking provision for residential development and is therefore not applicable in this case.

Assessment

- 11.6 The site will be accessed off a newly constructed junction off Branston Road, approved as part of the outline consent and will provide access to the employment park only. The access road will not link in any way to the remainder of the SUE site.
- 11.7 Ultimately the Branston Locks site as a whole will have a primary route through it, running from Branston Road through to Shobnall Road, designed to allow for a local bus service if required. Whilst this will not directly link to the employment park access road the Design Guide does include a pedestrian route from the employment park to the remainder of the site over the canal, which will form part of a further reserved matters application.
- 11.8 The proposed number of parking spaces, level of disabled parking, motorcycle spaces and cycle storage facilities as well as the design and layout of the parking areas would fully comply with the Parking Standards SPD. The car parking would sit on the frontage of each of the units, seen against the backdrop of the buildings with landscaping surrounding to reduce the impact of the parked vehicles. HGV parking would be provided within the service yards of Units 2 and 3 (the two larger units), so would be screen from full views from outside of the site. Electric vehicle charging points will also be provided within the development.
- 11.9 A Framework Travel Plan for the site as a whole was approved under the outline consent and included in the S106 agreement.
- 11.10 A Strategic Construction Management Plan for the site as a whole has also already been agreed through the discharge of Condition 11 on the outline consent.
- 11.11 It is therefore considered that the proposals would comply with the outline consent, the Design Guide and S106 agreement already in place and would not prejudice the safe or efficient use of the highway network in compliance with policies SP1 and SP35 of the Local Plan and the Parking Standards SPD.

12. Flood Risk and Drainage

Relevant Policies

- 12.1 Section 10 of the National Planning Policy Framework seeks to ensure that new development is not at risk from flooding, or does not increase flood risk elsewhere. It advocates the use of a sequential test with the aim of steering new developments to areas with the lowest probability of flooding. The Environment Agency produces flood risk maps which classifies land according to probability of flooding. The areas of highest risk are classified as Flood Zone 3, with a 1 in 100 or greater annual probability of flooding, and the areas of lowest risk are classified as Flood Zone 1, with a less than 1 in 1000 annual probability of flooding.
- 12.2 Strategic Policy 27 expects all new development to incorporate Sustainable Drainage Systems (SUDS). Systems will discharge clean roof water to ground via infiltration techniques, limit surface water discharge to the Greenfield run-off

rate and protect and enhance wildlife habitats, heritage assets, existing open space, amenity areas and landscape value.

Assessment

- 12.3 Severn Trent Water, the Environment Agency and the Leading Local Flood Authority have raised no objections to the proposals and agreed the drainage details submitted to discharge Condition 40 on the original outline consent.

13. **Ecology, Biodiversity and Trees**

Relevant Policies

- 13.1 Paragraph 118 within Section 11 of the National Planning Policy Framework states that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, planning permission should be refused.
- 13.2 The Natural Environment and Rural Communities Act 2006 states that public authorities in England have a duty to have regard to conserving biodiversity as part of policy or decision making.
- 13.3 Strategic Policy 29 lists criteria including development retain features of biological interest produces a net gain in biodiversity in line with Staffordshire biodiversity action plan species and supporting developments with multi-functional benefits.

Assessment

- 13.4 Details to discharge conditions on the original outline consent have been submitted for approval under separate applications, these include ecology, tree protection, drainage strategy and landscaping of strategic areas and will be fully assessed by the relevant consultees in line with the original consent, the approved Design Guide and S106 Agreement.
- 13.5 Whilst the National Forest have raised some concerns about the loss of an existing copse of tree within the site, the copse was not included for retention within the approved Open Space Strategy or the approved design Guide for the site as a whole. It should be noted that the landscaping scheme for the site does include 38 heavy standard trees and 481 whips (small transplants) and extensive landscaping. In addition the landscaping scheme submitted for discharge of condition 24 on the original outline consent (Strategic Green Infrastructure for the whole site) includes an avenue of trees within the Canalside Park running either side of the swale and this scheme will be assessed in line with the National Forest requirements.

14. **Section 106 Contributions**

- 14.1 As set out within the above report this is the first phase of the employment element of the overall development of the Branston Locks SUE approved in outline in 2015 and the subject of a S106 Agreement. The proposals are

considered to be in line with the requirements of the original S106 and no further contributions can be sought at this time.

15. Other Matters

15.1 Further to the submission of details with this application and referred to in the report above, the following conditions attached to the outline consent can be discharged:

- Condition 2 (Reserved Matters Submission)
- Condition 4 (Statement of Compliance)

16. Conclusions

16.1 The proposals represent the first phase of the employment development of the SUE site known as Branston Locks, approved in principle in 2015 with an outline planning consent, approval of a design Guide for the site as a whole and the accompanying S106 Agreement.

16.2 The proposals will provide 3 industrial units for use within use Classes E1, B2 and B8. The submitted details for this reserved matters application demonstrate that the development will fit acceptably into the context of the site and the proposed built form by way of its siting, scale, massing and design. It is considered that the proposals would have no material harm by reason of amenity to the future occupiers of the remainder of the of the Branston Locks SUE development. The Highway Authority have no issues in terms of highway safety and it is considered that the surface water and flooding issues and ecology and biodiversity relating to the site have been satisfactorily resolved through the discharge of conditions on the original outline consent.

16.3 The details of access, appearance, landscaping, layout and scale of the development have been assessed against the original outline consent and its conditions, the approved Design Guide and the S106 Agreement and it is considered that the proposals are in accordance with these as well as the aims and policies of the Local Plan and the NPPF.

16.4 The proposals will result in a change to the setting of the Trent and Mersey Canal conservation area that sits to the west of the site, but is its considered that the proposed layout minimises impact and maximises enhancement in terms of landscaping, position, scale and materials of buildings that are in line with the approved Design Guide and it is considered that the proposals would have no adverse impact on the conservation area and would be in compliance with policy SP25 of the Local Plan. As such the statutory duties under Section 66 and 72 of the Planning (listed Buildings and Conservation Areas) Act 1990 are addressed by the proposals.

17. RECOMMENDATION

17.1 **APPROVE RESERVED MATTERS** subject to the following conditions

1. Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans and documents subject to compliance with other conditions of this permission:

Site Location Plan Drawing 19146 P0001 Rev D dated as received on 15-01-2021

Proposed Site Layout Plan Drawing 19146 P0002 Rev F dated as received on 15-01-2021

Unit 1 Proposed Building Layout Drawing 19146 P0100 Rev C dated as received on 18-12-2020

Unit 1 Proposed Office Layout Drawing 19146 P0101 Rev C dated as received on 18-12-2020

Unit 1 Proposed Elevations Drawing 19146 P0102 Rev D dated as received on 18-12-2020

Unit 1 Proposed Roof Layout Drawing 19146 P0103 Rev C dated as received on 18-12-2020

Unit 1 Proposes Building Section Drawing 19146 P0104 Rev C dated as received on 18-12-2020

Unit 2 Proposed Building Layout Drawing 19146 P0200 Rev D dated as received on 18-12-2020

Unit 2 Proposed Office Layout Drawing 19146 P0201 Rev C dated as received on 18-12-2020

Unit 2 Proposed Elevations Drawing 19146 P0202 Rev D dated as received on 18-12-2020

Unit 2 Proposed Roof Layout Drawing 19146 P0203 Rev C dated as received on 18-12-2020

Unit 2 Proposes Building Section Drawing 19146 P0204 Rev C dated as received on 18-12-2020

Unit 3 Proposed Building Layout Drawing 19146 P0300 Rev C dated as received on 18-12-2020

Unit 3 Proposed Office Layout Drawing 19146 P0301 Rev C dated as received on 18-12-2020

Unit 3 Proposed Elevations Drawing 19146 P0302 Rev D dated as received on 18-12-2020

Unit 3 Proposed Roof Layout Drawing 19146 P0303 Rev C dated as received on 18-12-2020

Unit 3 Proposes Building Section Drawing 19146 P0304 Rev C dated as received on 18-12-2020

Soft Landscaping Proposals 1 of 5 Drawing 20-108-01 Rev A dated as received on 18-12-2020

Soft Landscaping Proposals 2 of 5 Drawing 20-108-02 Rev A dated as received on 18-12-2020

Soft Landscaping Proposals 3 of 5 Drawing 20-108-03 Rev B dated as received on 18-12-2020

Soft Landscaping Proposals 4 of 5 Drawing 20-108-04 Rev A dated as received on 18-12-2020

Soft Landscaping Proposals 5 of 5 Drawing 20-108-05 Rev B dated as received on 18-12-2020

External Lighting Layout Drawing 19-067-EX-001 PL3 dated as received on 18-12-2020

Proposed Fencing Details Drawing 19146 P0004 Rev C dated as received on 18-12-2020

Proposed Cycle Shelter Details Drawing 19146 P0005 Rev D dated as received on 18-12-2020
Proposed External Surfacing Drawing 19146 P0003 Rev C dated as received on 18-12-2020
Proposed Refuse Enclosure Details Drawing 19146 P0006 Rev C dated as received on 18-12-2020
Proposed Gatehouse Details Drawing 19146 P0009 Rev C dated as received on 15-01-2021
Proposed M and E Compound Details Drawing 19146 P0007 Rev B dated as received on 18-12-2020
Design and Access Statement by umc Architects dated as received on 18-12-2020
Heritage Compliance Statement by JLL dated as received on 18-12-2020
Planning Supporting Statement by JLL dated as received on 18-12-2020
Archaeology Evaluation Report by AOC Archaeology Group dated as received on 18-03-2021
External LED Lighting Assessment Report by mba Consulting Engineers dated as received on 18-12-2020
Environmental Noise Report by Sharps Redmore (Project No 2019634) dated as received on 18-01-2021

Reason: For the avoidance of doubt to ensure the development will not adversely affect the appearance of the locality, the amenities of neighbouring properties, or the safe and efficient use of the adjoining highway(s) in accordance with East Staffordshire Local Plan Policies SP1, SP5, SP7, SP23, SP24, SP25, SP26, SP27, SP29, SP35, DP1, DP2, DP5, DP6 and DP7, the East Staffordshire Design Guide, the Parking Standards SPD, Branston Neighbourhood Plan Policies and the National Planning Policy Framework.

2. Materials

All external materials used in the development shall be as set out on the plans listed under condition 1 and as set out on the application form unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To safeguard the character and appearance of the building(s) and its surroundings in accordance with East Staffordshire Local Plan Policies SP1, SP24, SP25 and DP1, the East Staffordshire Design Guide and the National Planning Policy Framework.

3. Landscape Implementation

All planting, seeding or turfing comprised in the approved details of landscaping required under conditions 1 shall be carried out in the first planting and seeding season following the completion of the development, and any trees or plants which within a period of 5 years from the completion of the landscaping scheme installation die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. Trees within the public realm shall be heavy gauge and those flanking the entry to the site shall be extra heavy gauge.

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome in the interests of the visual amenities of the locality and in accordance with East Staffordshire Local Plan Policy SP1, SP24 and DP1, the East Staffordshire Design Guide and the National Planning Policy Framework.

4. Noise

The cumulative rated noise from mechanical service plant (measured in line with BS4142) at the nearest receptors shall not exceed the background noise values identified in the Environmental Noise Report undertaken by Sharps Redmore, dated 18 January 2021.

Reason: In the interests of the amenity of the future occupiers of the remainder of the Branston Locks Sustainable Urban Extension in accordance with East Staffordshire Local Plan Policy DP7 and the National Planning Policy Framework.

5. No Working or Storage in the Open

No working or storage shall take place in the open areas at any of the three units hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area and in the interests of existing and future occupiers of the remainder of the Branston Locks Sustainable Urban Extension in accordance with East Staffordshire Local Plan Policy SP24, DP1 and DP7 and the National Planning Policy Framework.

Details Approved under Conditions attached to Planning Application P/2012/01467: 2 and 4

Informatives

1. Engagement

During the course of consideration of this proposal the Local Planning Authority has negotiated with the applicant to ensure the development complies with relevant development plan policies and material planning considerations including the National Planning Policy Framework. It is therefore considered that the Local Planning Authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.

2. Ecological Responsibilities

The applicant(s) is/are advised that this permission does not absolve them from their responsibilities in relation to protected species. If evidence of bats is found during demolition all work should cease and the services of a licensed ecologist procured to ensure an offence is not committed.

18. Background papers

18.1 The following papers were used in the preparation of this report:

- Local and national policies outlined in above in section 7
- Papers on Planning application file P/2012/01467 and associated discharge of condition files
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19. Human Rights Act 1998

- 19.1 There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.

20. Crime and Disorder Implications

- 20.1 It is considered that the proposal does not raise any crime and disorder implications.

21. Equalities Act 2010

- 21.1 Due regard, where relevant, has been had to the East Staffordshire Borough Council's equality duty as contained within the Equalities Act 2010.

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