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Our ref: CLN_HM_179867

07 March 2023

Attn Rachael Morris

Dear Sir/Madam,

Town & Country Planning Act 1990 Chalcroft Business Park, Burnetts Lane, West End Submission of Reserved Matters under Hybrid Permission F/18/83945

This letter accompanies the submission of all Reserved Matters in respect of the outline element of hybrid planning permission F/18/83945. It is submitted via the Planning Portal under reference PP-11990614. The Reserved Matters fee will be paid via the Planning Portal link on submission.

The Hybrid Planning Permission

Planning permission was granted on 12th March 2020 for the following development:

Hybrid Planning Application consisting of:

- 1. Full Planning Application for the construction of a two storey industrial building for a commercial butchery (2,064 m2 of Use Class B1(c)), development of 767m2 of B1b/B1c floorspace (including a first floor extension to the existing security building), construction of a cafe and site maintenance store and the demolition of building 17 and a water tank; and*
- 2. Outline Planning Application for the demolition of Units 10-15 (1,860m2 of Commercial floorspace), and store building and the development of 6,420m2 of B1b, B1c, B2 and B8 storage and distribution floorspace (All matters other than access reserved).*

Various applications have been made to discharge planning conditions, and the permission has been implemented through construction of the commercial butchery building referred to in the description of development, which is now trading.



The applicant now wishes to bring forward proposals for the outline element of the consent.

The Reserved Matters are identified in Planning Condition 3 as follows:

- a) layout of the site*
- b) scale of the buildings*
- c) external appearance of the buildings*
- d) landscaping of the site*

Means of access to the outline element of the permission was approved under F/18/83945.

Approved Building Parameters

By virtue of Condition 4 of the planning permission, the outline element of the permission shall be made in accordance with the Design & Access Statement addendum dated 1st August 2019, and the approved Site Plan identified in the condition. The relevant drawing (CBP-BSL-XX-DR-A-2003-PLF) identifies two separate development platforms which sit within the area for which outline planning permission has been granted.

Each platform is subject to separate plot parameters.

Development Platform 1 lies immediately to the west of the new commercial butchery building. The plot parameters are as follows:

- Platform area 4,714sqm
- Maximum plot ratio 47.5%
- Maximum building height (to haunch) 7m
- Use Classes B1(b)(c), B8

Development Platform 2 lies to the west of Platform 1, between it and Unit 9 on the business park. The following plot parameters apply:

- Platform area 8,459sqm
- Maximum plot ratio 49%
- Maximum building height (to haunch) 12m
- Use Classes B1(b)(c), B8

The submitted Reserved Matters comply in all respects with the parameters of both development platforms.

On Development Platform 1, the Reserved Matters material identifies two buildings at right angles to the main internal site access road and facing each other across a courtyard. Each of these single storey buildings has a GEA of 983sqm. The total footprint on Platform 1 is therefore 1,966sqm, which is a plot ratio of 41.7% over the platform area.

The proposed elevations identify the height to haunch for both buildings as 7m. The building is designed with a shallow 6° roof pitch, restricting the ridge height to 9m in each case. Each of the buildings comprises five separate small units with dedicated courtyard parking.

The proposal for Development Platform 2 consists of a single commercial building, with ground floor and partial mezzanine space. The total floorspace (including the mezzanine area) measures 4,453sqm GEA, on a footprint of 3,958sqm, representing a plot ratio of 46.8% over the platform area.

The submitted elevations show that the building is designed to a haunch height of 12m, with a shallow 6° pitched roof producing a ridge height of 16.35m. The building is oriented parallel with the main Estate spine road and is divided into two separate units each with a frontage service yard with parking at the front and rear connected by a peripheral access road.

In total, the three buildings across the two platforms comprise 6,419sqm, in accordance with the outline planning permission.

Supporting Information

Further details of the design approach and access arrangements are set out in the submitted Design & Access Statement to support this Reserved Matters application.

The application includes a detailed Landscaping Plan prepared by Messrs Deacon Design. This has adopted the principles recommended in the recent BMEP update (submitted under application X/22/94322) and previous recommendations from the Landscape Officer on the original hybrid application.

It should be noted that the area of the outline planning application extends beyond the development platform area, as indicated on the application plan drawings. The proposed landscaping scheme extends to the northern site boundary and therefore includes the landscape treatment of the SINC buffer area.

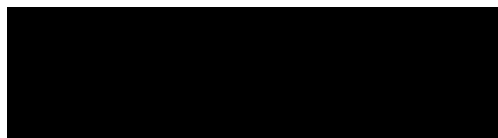
The landscape proposals are accompanied by a full Planting Schedule and a Landscape and Ecological Management Plan. There is also a separate Soft Landscaping Specification.

Finally the application is supported by an external lighting scheme, as required by Condition 5.

The applicants are pleased to bring forward proposals for Reserved Matters, for what is now a site allocated in the Development Plan for further commercial development (Policy WE1).

We look forward to your early registration of this application.

Yours faithfully,



Craig Noel BS MSc DipUP MRTPI
Director