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Our ref: CLN_HM_179867

10 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 X/22/94322

This letter accompanies the submission of all Reserved Matters in respect of the outline element of hybrid planning permission X/22/94322. It is submitted via the Planning Portal under reference PP-12004136. The Reserved Matters fee will be paid via the Planning Portal link on submission. A concessionary fee of 50% of the standard Reserved Matters fee is applicable under paragraph 10 of Part 1 of Schedule 1 to the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012.

The Hybrid Planning Permission

Planning permission was granted on 10th March 2023 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).*



The permission is a variation to hybrid planning permission F/18/83945. Various applications have been made to discharge planning conditions attached to that consent, and the permission has been implemented through construction of the commercial butchery building (referred to in the description of development), which is now trading.

A full set of Reserved Matters have recently been submitted against the outline element of hybrid permission F/18/83945. The applicant now wishes to bring forward alternative Reserved Matters proposals for the outline element of the revised consent (X/22/94322).

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 X/22/94322.

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 8th March 2023, and the approved Site Plan identified in the condition. The relevant drawing (22093-2003-PL-C) identifies a development platform which sits within the area for which outline planning permission has been granted.

The platform is subject to plot parameters, as follows:

- Platform area 13,173sqm
- Maximum plot ratio 48.8%
- Maximum building height (to haunch) 12m
- Maximum building height (to ridge) 15.5m
- Use Classes E(g)(ii), E(g)(iii), B2, B8

The submitted Reserved Matters comply in all respects with these parameters. The Reserved Matters drawings identify two units orientated parallel with the main internal site access road.

The combined floorspace (GEA) of the two units is 6,420sqm (including the partial mezzanine areas). The building occupies a footprint of 5,802sqm, representing a plot ratio of 44% over the platform area.

The submitted elevations show that the building is designed to a haunch height of 12m, with a very shallow 4° pitched roof producing a ridge height of 15.21m. The building 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.

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.

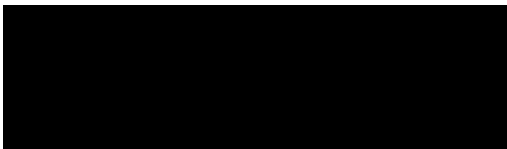
It should be noted that the area of the outline planning application extends beyond the development platform area, as indicated on the application plan drawings. The proposed landscaping scheme extends to the northern site boundary and therefore includes the landscape treatment of the SINC buffer area.

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.

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**