



Kingsway

Business Park

Plot J2

SUPPLEMENTARY PLANNING STATEMENT

NOVEMBER 2022

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Wilson Bowden
Developments

dlc
ARCHITECTURE



Kingsway Plot J2

Issue Log

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P01	11-11-2022	Draft Issue for review.	EE	BG
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Kingsway Plot J2

1.0 | Introduction

1.1 Purpose of the Supplementary Planning Statement

Wilson Bowden brought forward an Application for Full Planning Permission in relation to the proposed development of Plot J2 (Application reference 22/01200/FUL). Following completion of the Public Consultation Period, several neighbour responses identified concerns relating to the scale and massing, external lighting and noise. In addition the Case Officer queried the separation distance between Unit J1 and Unit J2. Please note, as the consultation responses are not in the public domain we are reliant on the validity of Case Officers reporting for these objections.

It is the purpose of this document to provide a robust response to the concerns and queries raised by providing further information in support of the Application along with additional assessments of the existing boundary treatments.

We would hope this additional information assists in bringing the Application to a successful determination.



2.0 | Scale

2.1 History of Development on Kingsway

In order to assess the quantum of development on Plot J2, in comparison to other recently consented schemes, we have prepared Table 1 shown below which outlines the previous seven years of development on Kingsway Business Park post the 2014 permission. We have reviewed the previous schemes to compare the density of Plot J2 against similar schemes completed on Kingsway Business Park. The two key columns in relation to this assessment are Density and Site Coverage.

The Density column calculates the extent of floor area generated per acre. This is a useful tool to compare Plot J2 proposals when reviewed against other schemes which have successfully secured Planning Permission. When assessing the density of Plot J2 it would not appear to be significantly different to other consented schemes on Kingsway Business Park. The densities range from 15,450 sqft per acre (excluding Plot F) to 20,910 sqft per acre. Noting the current proposals for Plot J2 are 18,350 sqft per acre this results in a difference from the minimum value of 2,900 sqft per acre and 2,460 sqft per acres less than the maximum. Indeed, the average density across Kingsway Business Park (excluding Plot F) is 17,852 sqft per acre which is only 498 sqft per acre less than the current proposals for Plot J2. This average also includes the Outline Consent Proposals that would now appear to be artificially low in comparison to other Kingsway schemes. The Outline Approval was renewed in 2014, we would suggest the wider distribution / industrial market has evolved since this approval. The recently completed schemes elsewhere on Kingsway are evidence of this evolving market.

We have removed Plot F from the floor area per acre comparison due to the nature of this development. This building was a cross docked transshipment hall and therefore the building was not especially large in comparison to the site. In order to evidence this, we have included a column for site coverage which includes the building footprint and the external hard landscaping including concrete yards and car parking etc. Similar to the above, when assessing the site coverage of Plot J2 this does not appear inconsistent with any other schemes we have received consent to develop. Noting the current proposals for Plot J2 have a site coverage of 77%, this results in a difference from the maximum value of 13% and 17% from the minimum. The average figure for site coverage is 75.4% which is only 1.6% less than the current proposals for Plot J.

In summary we believe the above assessment clearly demonstrates the density of the current proposals are in keeping with other similar schemes already built and operational on Kingsway Business Park. The proposals are within 2% of the average density and site coverage figures from the previous seven years of Kingsway Business Park developments.

Please note Plot M is a similar speculative development which is on the boundary of Kingsway Business Park and backs onto adjacent dwellings. This scheme was recently granted consent (June 2022) with only one public objection. The density and site coverage are both higher than the current Plot J2 proposal at 20,092ft² per Acre and 82% site coverage in comparison with 18,350ft² per Acre and 77% site coverage for Plot J2

Table 1

Planning Reference	Plot	NDA (Acres)	GIA (ft²)	Density (ft² per Acre)	Comments	Site Coverage Percentage
15/01027/REM	K	11.74	205,00	17,460	Four units	72%
08/D51411 & 16/01113/FUL	T	46.35	969,065	20,910	Single unit with extension	75%
18/00445/FUL	N	6.03	101,230	16,790	Two units (Unit N2 not yet built)	60%
18/00861/REM	F	9.14	74,300	8,130	Single unit (cross docked)	82%
17/01322/REM	D3	3.53	60,740	17,205	Terraces, semi and a single unit	90%
21/00472/REM	G	7.67	118,540	15,455	Four units	70%
21/00881/REM	I	17.14	328,000	19,135	Single unit	74%
22/00373/FUL	M	14.3	287,327	20,093	Three units	82%
14/00542/OUT	J2 Outline	11.09	171,325	15,450	Three units	72%
22/01200/FUL	J2	11.09	203,500	18,350	Two units	77%

2.0 | Scale

To help illustrate the changing landscape and marketability of distribution and industrial units we have prepared an updated masterplan to reflect the consented schemes with a specific focus on building heights and plateau levels. The parts of the plan shown in green illustrate development within the Outline Approved parameters height to haunch and plateau levels. The parts of the plan shown yellow illustrate development with plateau levels above the Outline Approved parameters whilst complying with the overall building heights (plateau level plus height to haunch) of the Outline Approval. The parts of the plan shown in orange illustrate developed plots where the overall building heights (plateau level plus height to haunch) exceed the Outline Approved parameters.

When assessing overall proposals outside of the Outline Approved Parameters, Plot H, Plot N, Plot F, Plot M and not Plot J2 are outside of the overall approval. Notably Plot M is a similar speculative development which is on the boundary of Kingsway Business Park and backs onto adjacent dwellings. This scheme was recently granted consent (June 2022) with only one public objection. Similar to Plot J2 the height to haunch was 10m and 12.5m

The main influencing factor when assessing the building heights is the marketability and End User requirements of distribution/ industrial warehouse buildings. Since the Outline consent these building typologies have seen a shift to an increased height to haunch. The main factor behind these increases is down to storage capacity and volumes. This is evident in the increased height to haunch for Unit J2. Due to standardised pallet sizes and modular racking dimensions, the additional building height allows an increase in vertical pallet storage from 5 to 6 pallet. This generates significant attraction from any perspective occupier by providing an additional 20% storage capacity increase without additional floor area.

Legend:

- Developed Plots since 2013 outline planning consent within consented level and building height parameters
- Developed Plots since 2013 outline planning consent above level parameters but within building height parameters
- Developed Plots since 2013 outline planning consent above level and building height consented parameters

Consented level and height parameters

HEIGHT TO HAUNCH 00.0m
LEVEL 000.00m

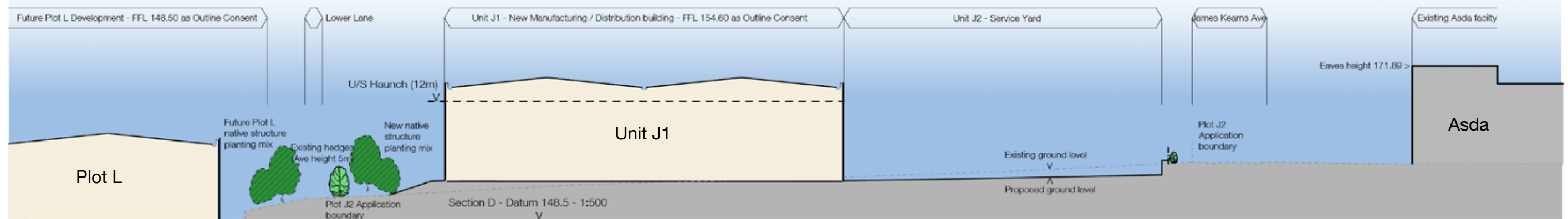
Developed plots since 2013 outline planning consent as-built level and height parameters

HEIGHT TO HAUNCH 00.0m
LEVEL 000.00m

2.0 | Scale

2.3 Unit J1 Building Height

Please see below site section A-A relating to Unit J1. This unit was carefully laid out on the proposed site to ensure this taller unit (12.5m to haunch) does not overlap with any of the adjacent residential dwellings around the perimeter of the site. Unit J1 backs entirely onto a future development plot of Kingsway Business Park (Plot L), the below section illustrates the same. Noting that the future development plot will likely be developed for distribution/ industrial use, we have illustrated the latest masterplanned proposal for Plot L on the site section. The increased height to haunch of Unit J1 does not therefore cause any significant harm to the dwellings on Bishopgate Walk. As this unit has the largest footprint of the two, to maintain institutional standards, the height to haunch needed to be raised to ensure suitable funding could be secured.



Section A-A

Kingsway Plot J2

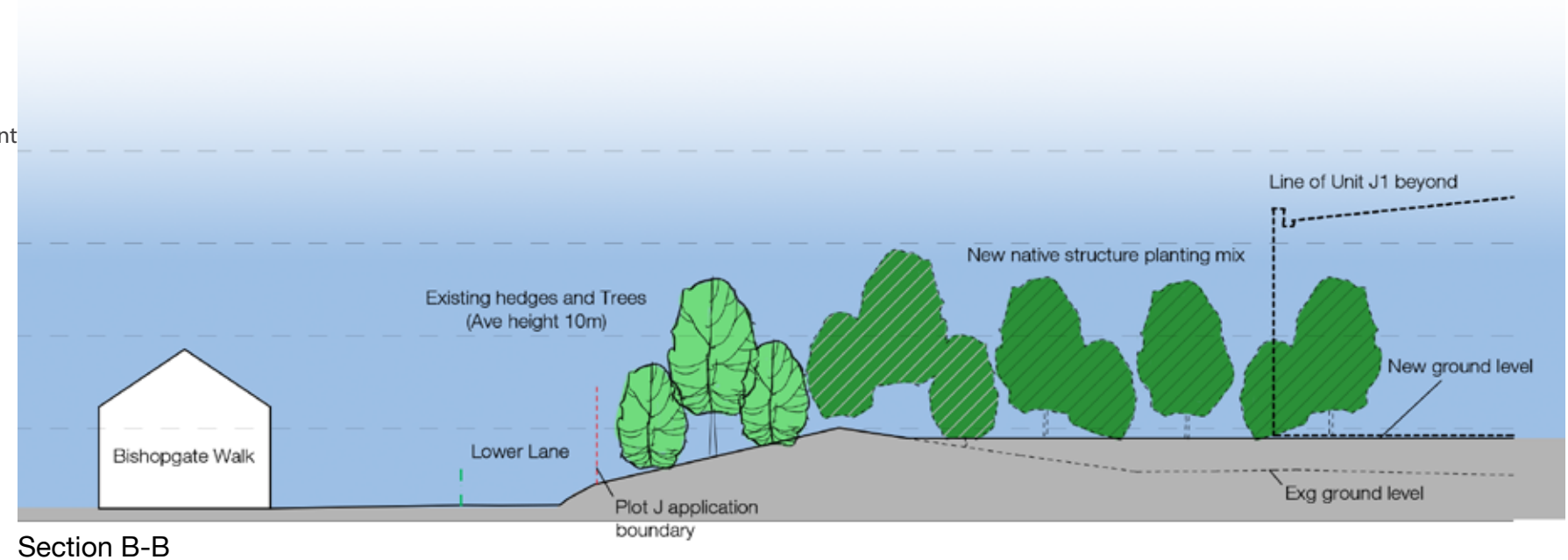
2.0 | Scale

2.3 Unit J1 Building Height

In keeping with the wider Kingsway Business Park ethos of lowering building heights adjacent to the external perimeter of the park, Unit J2 is proposed to have a height to haunch of 10m. This enables the additional 20% storage volume to be created without any increase in floor area all as noted above.

To assess visual impact from the local residential dwellings we have prepared two site sections (B-B and C-C) along with a supporting photomontage taken from both Bishopgate Walk and Richmond Close. The structure landscaping, site levels and building heights are all taken from the survey information and are accurately presented on the site sections. These are representative of the proposals upon completion of the scheme and the planting does not need any further time to establish. This is further supported by the photomontages which were taken onsite during 02 November 2022. The building outlines (shown in red) are accurately represented on these images by positioning the camera relative to our surveyed information.

Bishopgate Walk with three dwellings having rear elevations facing into Plot J2 will be suitably screened from the current proposals. Only a small corner of Unit J2 will be visible from the public highway. It should also be noted that these properties are facing into the triangular gap between the two units. This is currently intended to have further native structure landscape planting incorporated into the scheme which will increase the dense screening over time. This is illustrated on Site Section B-B for clarity.

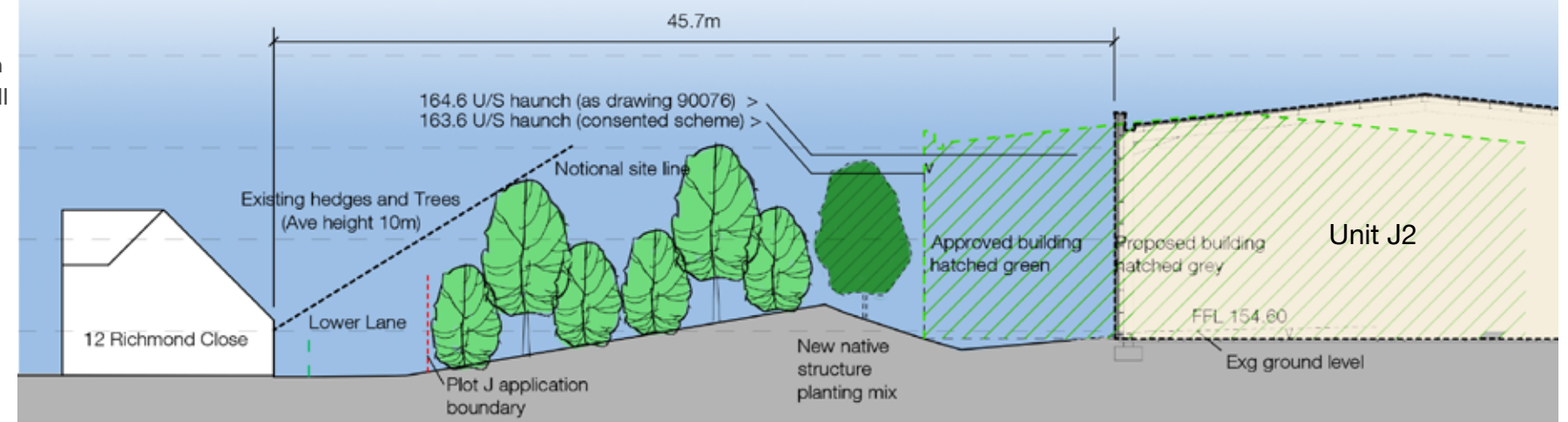


Photomontage: Bishopgate Walk

2.0 | Scale

2.4 Unit J2 Building Height

The properties on Richmond Close do not have any a principal elevations facing into Plot J2, indeed it would appear both properties at the end of the cul-de-sac have side facing aspects which predominately appear to be a hipped roof facing the proposed development. No part of Unit J2 will be visible behind the existing structure landscaping from Richmond Close.



Section C-C



Photomontage: Richmond Close

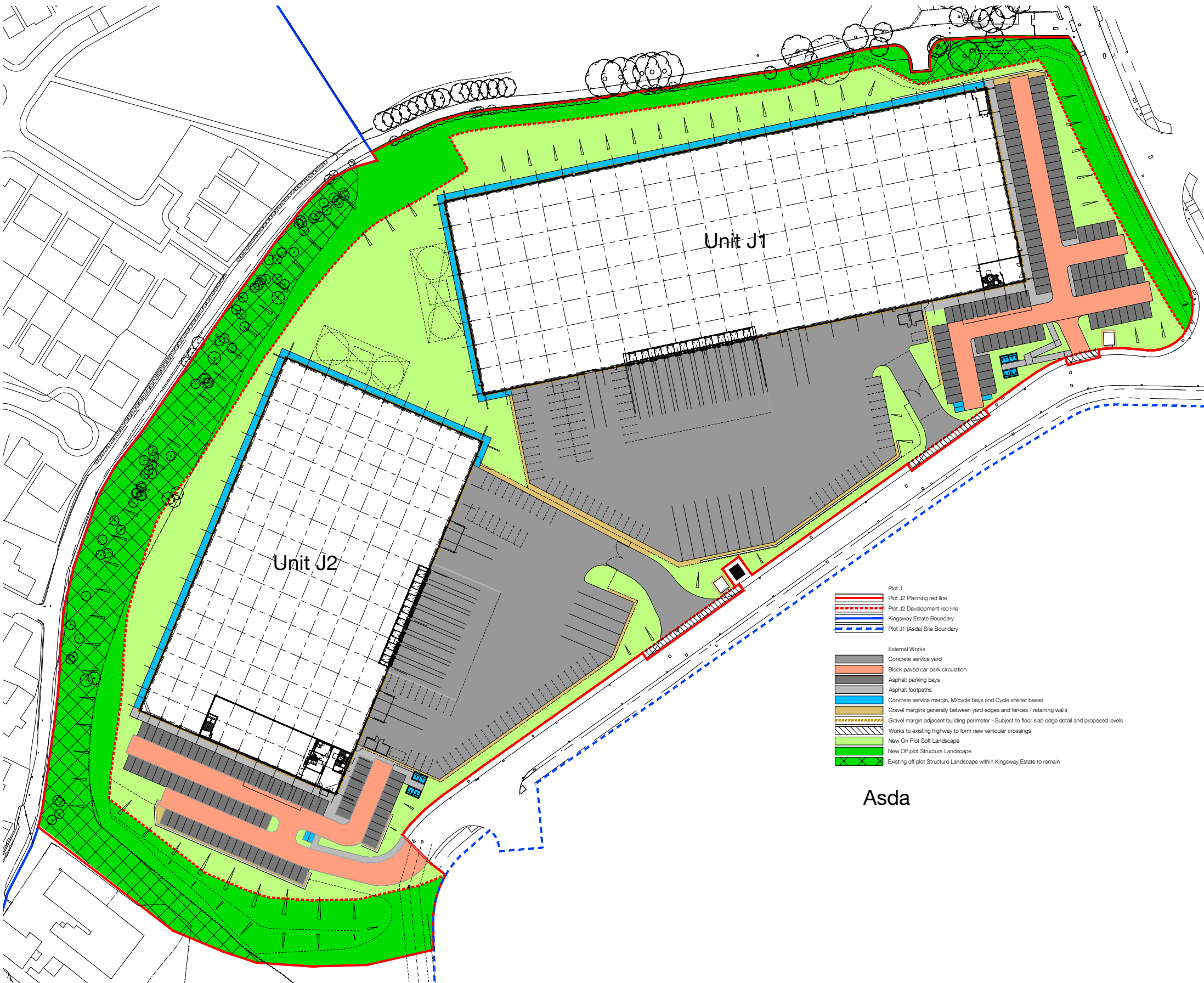
Kingsway Plot J2

3.0 | Buildings Juxtaposition

3.1 Seperation Distance between Units J1 and J2

A key concern of the Case Officer related to the separation distance between Unit J1 and Unit J2. We have reviewed the site plan to determine what actions could be taken to help alleviate this concern and after much careful consideration we are able to offer the updated site plan shown across. Unit J1 has been repositioned and reorientated (this revised position is incorporated into all information in this statement) to increase the spatial separation. This has resulted in the spacing between the two units more than doubling from 6m initially to 13m as part of these proposals. Relocating the building has resulted in the replanning of Unit J2 car park with small, localised retaining structures introduced.

To help place the buildings onsite and contextualise the proposals, we have provided two further photomontages taken from James Kearns Avenue looking into Plot J2. We feel this alteration offers a significant improvement in the siting of the buildings noting some additional costs having to be incurred by the Developer to undertake this amendment. We would hope this change can be viewed as a sensible compromise without impacting marketability or commercial aspects of the proposals.



3.0 | Buildings Juxtaposition



Photomontage: View from James Kearns Avenue (Opposite Asda)



Photomontage: View from James Kearns Avenue (Substation)

Kingsway Plot J2

4.0 | External Lighting & Noise

4.1 Strategy For External Lighting To The Rear Of The Units

The rear elevations of these buildings will have no live or active operations along them. The current proposals provide access for maintenance and a footpath for means of escape in the event of fire only. This level of access is required for compliance with Health and Safety Regulations and Building Regulations - they cannot be designed out. Due to the limited use of these elevations any external lighting will be designed to be located at low level and operated by PIR (Passive Infrared Sensor). The limited and low-level lighting would therefore only become operational should maintenance access be required or means of escape from the buildings is necessary. All lighting would be carefully designed, regardless of height or operation to ensure no light spillage from the site via directional luminaires or cowls. We would assume a suitable planning condition would be included in any approval requiring further detail of the same at the that time.

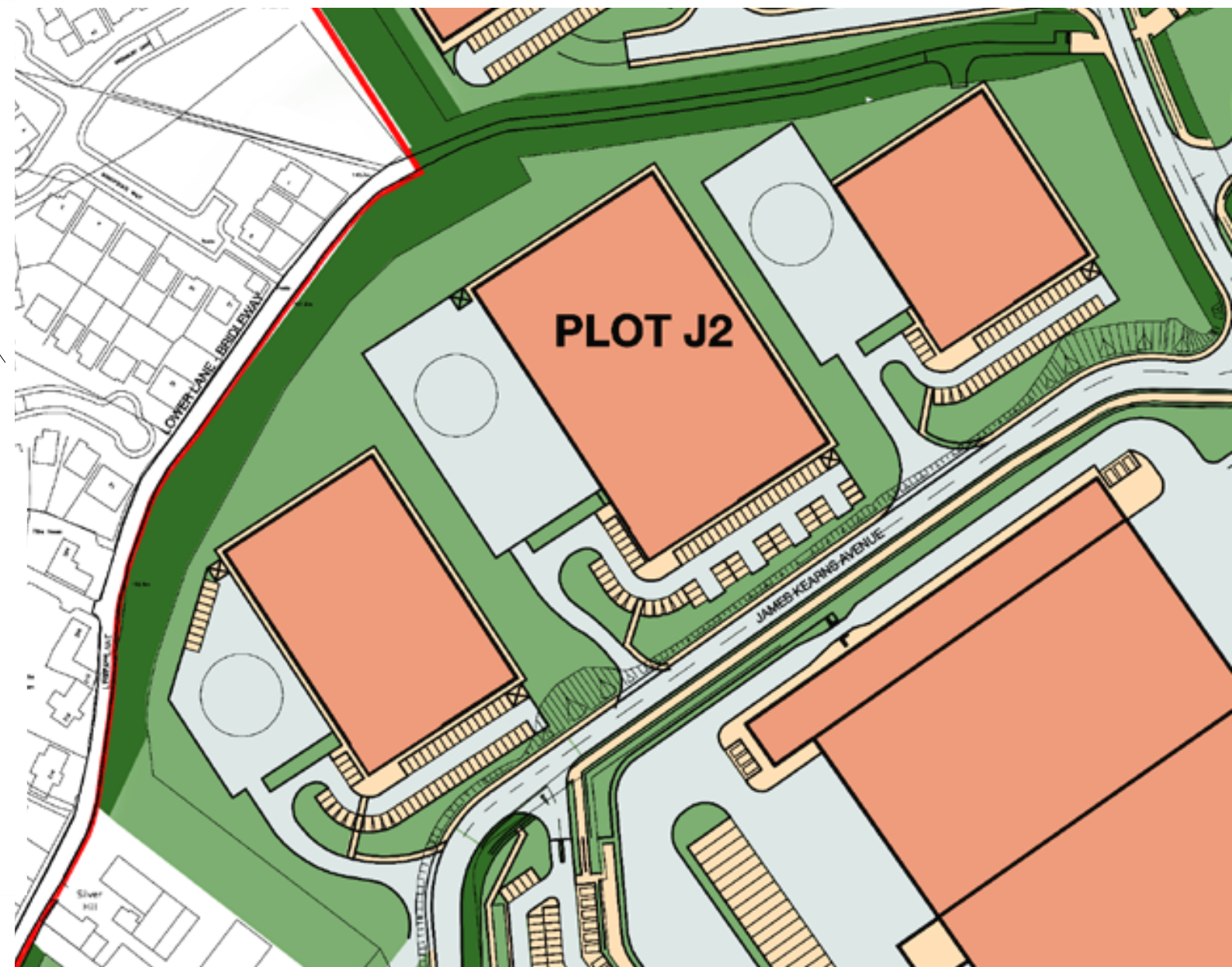
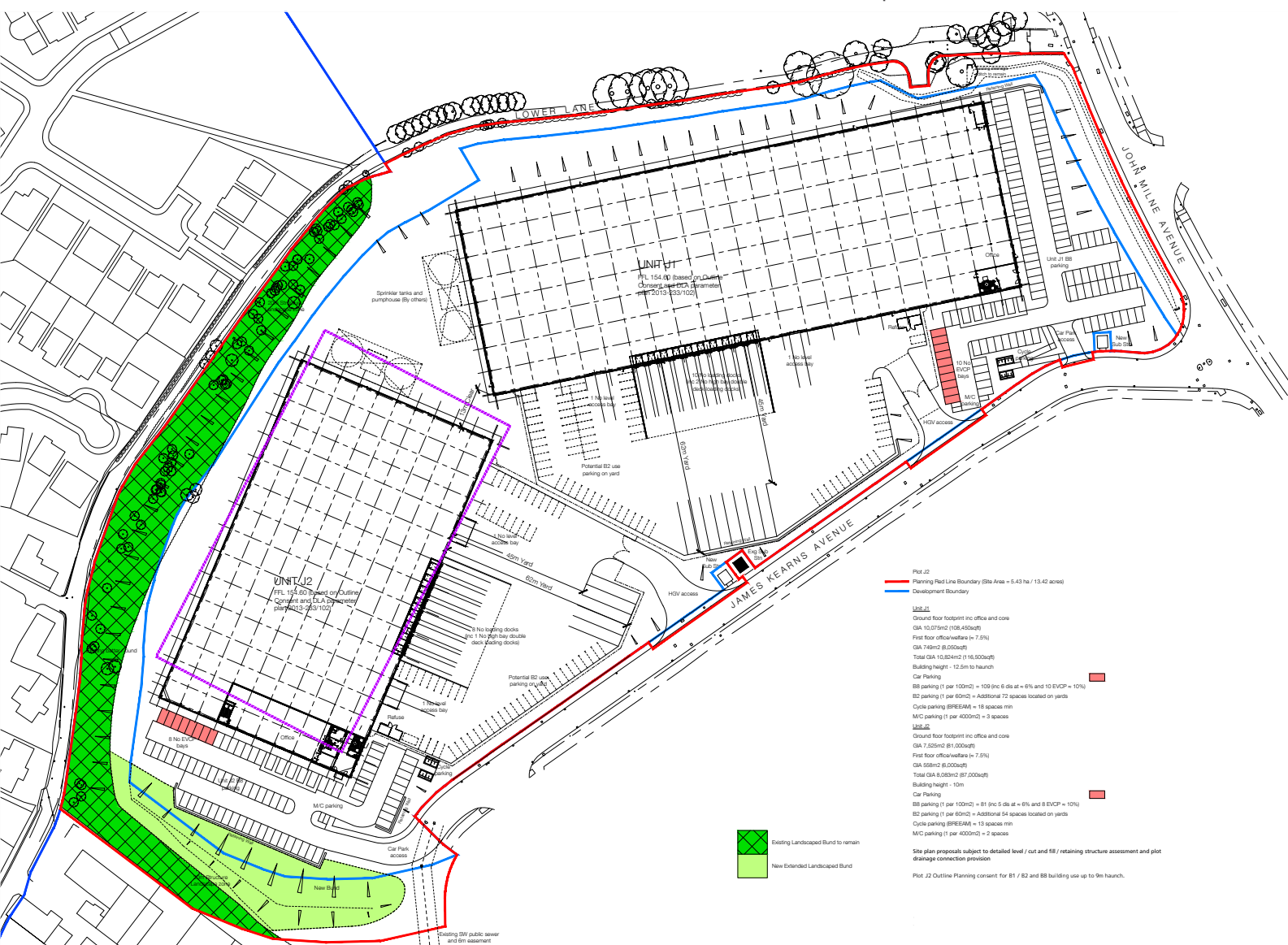


4.0 | External Lighting & Noise

4.2 Current Proposals Vs Consented Outline

It should be noted that the current proposals are self-screening. This means the buildings themselves screen the main operational parts of the site namely the service yard. The service yard is one area where external lighting is of critical importance for health and safety whilst also generating noise through the operational activities. Orientating the buildings in this way is a significant betterment from the original Outline Approved scheme. The Outline Approved scheme had three service yards perpendicular to the boundary meaning lighting and noise from any HGV, forklift or other operational machinery fronts onto the landscaped bund and could spill into the surrounding residential areas. The current proposals offer a significant benefit in this regard by placing these operations into site and the wider Kingsway Business Park therefore away from any sensitive receptors. For the detailed noise impact assessment refer to BWB report KPJ2-BWB-ZZ-ZZ-RP-YA-0001_NIA_S2_P03 which concluded it is considered that noise need not be a determining factor in discharging Condition 23 Planning Permission for the proposed development.

It should be noted that at this time we have received no formal indication of a response from the Local Authorities Environmental Health Officer as part of the Consultee Responses.



Kingsway Plot J2

5.0 | Conclusion and Summary

5.1 Overall Conclusion of the Application

In summary we believe this document clearly outlines the concerns by neighbours and the Case Officer are thoroughly addressed as part of this application.

In conclusion:

- Plot J2 proposals are within 2% of the Kingsway Business Park average for density and site coverage
- All development plots have needed some degree of alteration to the original Outline Approved Parameters
- The Outline Approved Plot J2 scheme needed to be updated so as not to compete with other buildings on Kingsway Business Park
- The height of the Unit J1 and Unit J2 are driven by market factors - Storage volume
- Plot M was recently granted Planning Permission and is more densely developed, the buildings are the same heights as Plot J2 and backs onto residential dwellings (precedent scheme)
- Unit J1 and Unit J2 cannot be seen from Bishopgate Walk or Richmond Close
- Houses facing into the site from Bishopgate Walk look into the enhanced landscaping buffer between the buildings
- The separation distance between the two Unit J1 and Unit J2 has more that doubled
- External lighting will be at low level with suitable controls
- The buildings self screen for noise and lighting
- The noise impact assessment already concludes noise is not a determining factor in this application



Unit J1 Visual



Unit J2 Visual



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