



Yeargate Limited

PLANNING STATEMENT

Birch Business Park





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PUBLIC

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EXECUTIVE SUMMARY

This application seeks full planning permission for the demolition of Units B and G at Birch Business Park, and redevelopment to provide one single unit of 8,153 sqm GIA (87,762sq ft) of B2/B8 floorspace including ancillary office floorspace (Class E).

Birch Business Park is designated as a major existing developed site in the Green Belt within the Rochdale UDP, and an Employment Allocation within the Core Strategy. The principle of development has therefore long been established.

This application follows on from a recent approval (20/00955/FUL) for the redevelopment of Unit D for Restore PLC. Following the success of Unit D, Restore PLC have made a commitment to Birch Business Park confirming that it is part of their strategic plan for the North of England and as such require an additional unit.

Redevelopment of Units B and G will help Restore deliver additional storage capacity for future growth.

Planning permission is required to redevelop Units B and G to provide a unit which meets the operational needs of Restore, ensuring potential investment, economic development and job creation is retained and created within Rochdale Borough.

Restore PLC have demonstrated their commitment to Birch Business Park by signing a long-term lease for Unit D. This proposal is fully deliverable, and the design will meet their specific needs.

Reasons why consent should be granted

The site is allocated for employment purposes, and existing employment units, yard area and parking currently stand on most of the site. The proposals are supported by a suite of technical reports that demonstrate the location and scale of the proposal is acceptable in planning terms. There is a firm requirement for the unit from an existing tenant already operating at Birch Business Park and requiring further expansion to meet an identified need. The NPPF is focused on building a strong and competitive economy, reusing brownfield land and supporting sustainable development. This proposal wholly accords with those principles.

This statement demonstrates that very special circumstances exist for the proposal which outweigh any identified harm to the Green Belt. The proposed development will meet a borough wide and local need for employment whilst assisting the Council in delivering a strategic employment allocation.

The unit's design meet the specific needs of Restore PLC, an existing tenant on the business park, as such the significant benefits associated with the development will be delivered). Birch Business Park

will soon be enveloped by large scale employment development, most likely logistics, which will require buildings of significant height.

Landscape work has been undertaken to mitigate the impact on the wider landscape and principles of the Green Belt, which will not be undermined by the development. A comprehensive landscape strategy ensures that the sites southern and western boundaries are enhanced and strengthened by additional tree and hedge planting. The development will be suitably screened from the public realm and integrates well with the surrounding business park.

The scheme is technically and environmentally acceptable

The application is supported by technical assessments that clearly demonstrate that the proposed development is technically and environmentally acceptable in terms of design and sustainability, highways impact, flood risk/drainage, landscape and ecological impact.

The proposed development is therefore in full accordance with local and national planning policy and guidance relating to environmental effects of development.

The scheme will deliver substantial benefits to the Borough

There are a number of significant benefits associated with the development which outweigh the minimal harm to the Green Belt, including;

- The significant need for additional employment land across the Borough, the proposal reduces the amount of floorspace which must be accommodated elsewhere within the Borough;
- Significant economic benefits including;
 - Creation of temporary employment during the construction phase equivalent to circa 27 construction workers being employed on a full-time basis for twelve months;
 - Full-time employment once operational equating to up to 30 full time jobs;
 - Additional expenditure in the local economy, equating to additional GVA of £1.98 million in the construction phase and £1.34 million annually once operational; and
 - Promoting further investment within the Borough;
- Providing additional storage capacity to Restore and an opportunity to consider consolidating less efficient sites as lease renewal dates come up ;
- Commitment to the recently occupied Unit D alongside this proposal for additional storage space;
- Operator led development providing certainty that the development and associated benefits will be delivered in the short term;
- Efficient redevelopment of a currently brownfield site which makes optimal use of the site and reduces the need for additional employment sites across the borough;
- Assisting the Council in delivering strategic aspirations for the site and wider area;
- Social benefits through significant job creation both during construction and once operational with a range of positions created. New employment would be accessible to a range of the local community including disadvantaged residents of the Borough;
- Environmental benefits such as new landscaping and tree planting with a net gain in biodiversity; and



- Improvements in sustainability through the reduction of vehicle movements associated with consolidating Restore's operations in one location and the potential use of electric vehicles.

Planning Balance

This statement has set out that very special circumstances exist which outweigh any minor harm to the Green Belt. As such the proposal is in accordance with the Development Plan and should be supported.

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INTRODUCTION



2 INTRODUCTION

- 2.1.1. This Planning Statement has been prepared by WSP on behalf of Yeagate Limited. The purpose of this Planning Statement is to assist Rochdale Metropolitan Borough Council (the Council) in the consideration of a planning application at Birch Business Park for:

“Demolition of existing units B and G and erection of a B2/B8 warehouse unit with ancillary Class E (Formerly B1(a) office) space at Birch Business Park including ancillary office, parking and servicing areas, associated works and infrastructure”

- 2.1.2. The application comprises the erection of an industrial unit of B2/B8 use classes (with ancillary Class E office floorspace) to the south western corner of Birch Business Park. The existing units are severely outdated having been initially constructed in the 1940's. The units are considered redundant and not fit for purpose. This application follows the recent approval at Unit D, and forms part of a wider strategy to upgrade the business park to provide modern warehouses for industrial and manufacturing purposes. The redevelopment of Units B and G forms the final phase of redevelopment.
- 2.1.3. This statement provides a robust appraisal of relevant planning policies, guidance and other material considerations and demonstrates that the proposed development is acceptable both in principle and in terms of technical matters. It provides an overview of the need for the development and sets out the economic benefits that the development will generate for the Borough, within a strategic location earmarked for significant future development. Very Special Circumstances exist which outweigh any harm to the Green Belt.
- 2.1.4. This statement sets out that there are multiple material considerations which weigh in favour of the scheme.

2.2 ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

- 2.2.1. In order to establish whether or not an EIA should be submitted, we have considered the proposed development in the context of the Town and Country Planning Environmental Impact Assessment Regulations 2017 (the EIA regulations). This is necessary because if the proposal is EIA development, further information, by way of an Environmental Statement, must be submitted as part of the application. For the reasons set out below, the development does not constitute EIA development and the impact of the development can be understood by this submission alone.
- 2.2.2. The EIA Regulations include two Schedules against which development should be considered to ascertain whether an EIA is required.
- 2.2.3. Schedule 1 identifies those forms of development that always require an EIA, such as power stations and quarries. The development proposal does not fall within Schedule 1.
- 2.2.4. Schedule 2 sets out a range of thresholds which when exceeded trigger the requirements for an EIA. Those relevant to this is industrial estate development with a development area over 0.5ha.
- 2.2.5. The development proposal does exceed the later threshold and therefore a screening request has been submitted alongside this application and an opinion from the Council is awaited.

2.3 STRUCTURE

- 2.3.1. This Planning Statement is structured as follows:

- Section 2 sets out the site context and the planning history associated with the application site;
- Section 3 provides an overview on the pre-application discussions with the Council in addition to the stakeholder and community engagement exercise undertaken prior to submission;
- Section 4 outlines the proposed development;
- Section 5 sets out the relevant planning policies at a local and national level;
- Section 6 provides the case for development and explains why the principle of development is acceptable;
- Section 7 assesses other material considerations; and
- Section 8 sets out the conclusions.

3 SITE CONTEXT

- 3.1.1. Birch Business Park is located to the south west of Heywood, to the north of the M62. The site is a major developed employment site within the Green Belt, accessed off Whittle Lane. The business park spans approximately 15.6 hectares, comprising a range of buildings and units in B2/B8 use classes. A Site Location Plan can be found at **Appendix A**.
- 3.1.2. The Google extract below provides a clear overview of the site, including Units B and G to the south west. The recently redeveloped Unit D is also shown to the south east.

Figure 3-1 - Site Context Map



- 3.1.3. The site is bound by Whittle Lane to the south, Moss-Hall road to the west, open fields define the sites northern and eastern boundaries. The immediate area surrounding the business park consists of farmland with a topography sloping away towards the south east.
- 3.1.4. Heywood Distribution park lies circa 900 metres to the north of the site with the boundary of the recently approved South Heywood development lying approximately 350 metres to the east. As such, despite the existing rural surroundings, the wider character of the site will be transformed by development and built form in the coming years.
- 3.1.5. In terms of the application site itself, Units B and G are located to the south west of Birch Business Park. Unit B currently comprises 3,791m² of floorspace with Unit G extending to 726m². Both units feature hard standing for car and HGV parking. Landscaped areas are present along the sites southern and western boundaries which partially screen the development from surrounding public vantage points.
- 3.1.6. Access into the business park is currently taken off Whittle Lane with a series of internal roads providing access to each individual unit.
- 3.1.7. Birch Business Park has undergone significant investment over the last 10 years to modernise the business park and individual units, most of which were erected in the 1940's. The site is currently made up of units ranging in size from 366m² (3,935 sqft) to 6,947m² (74,780 sqft), with a range of

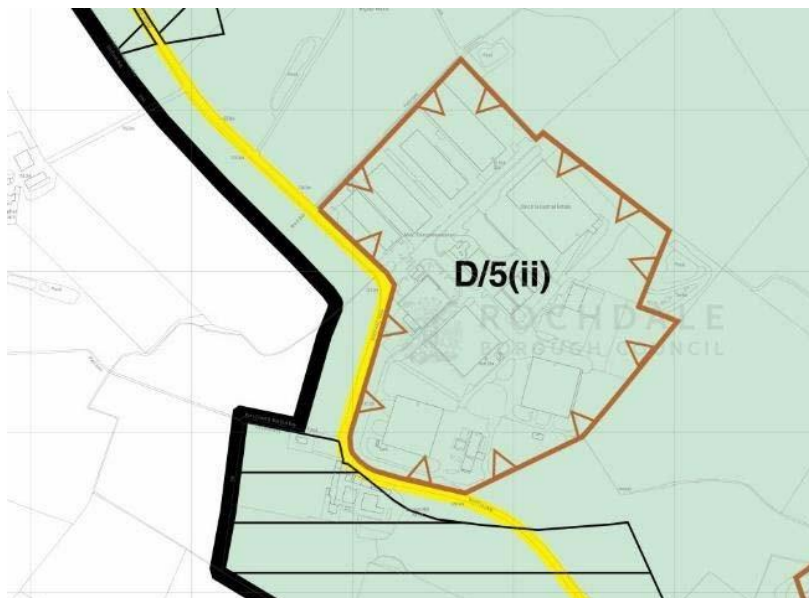
building heights from 3.8m to 14.8m to ridge. This range of unit sizes provides premises for businesses ranging from distribution to manufacturing. Units B and G are the remaining buildings to be redeveloped and modernised.

- 3.1.8. In terms of transport links, the site benefits from being in close proximity to the M60, M62 and M66 providing quick and easy access Greater Manchester and beyond.
- 3.1.9. In terms of designations the site falls within Flood Zone 1 and is not in a sensitive location. The site does not lie within a Conservation Area, and there are no listed buildings close to the site.

3.2 PLANNING DESIGNATIONS

- 3.2.1. The site sits within the wider designation under D/5 Infilling at Major Existing Developed Sites in the Green Belt by the adopted UDP and Proposals Map which sees Birch Business Park as a location for infilling to secure jobs and prosperity without further prejudicing the Green Belt.

Figure 3-2 - UDP allocation



3.3 PLANNING HISTORY

- 3.3.1. The continued development of Birch Business Park to meet the changing needs of the industrial market is demonstrated through the range of planning applications that have been submitted over time. The table below provides a summary of these that are of relevance to the application.

Table 3-1 – Planning history

Planning Reference	Description	Decision Date	Status
20/01584/DOC	Submission of details to comply with conditions 2 (construction method statement), 3 (drainage), 4 (materials) and 5 (parking surfacing and retention) on planning permission 20/00955/FUL	5 Mar 2021	Approve

20/00955/FUL	Retrospective demolition of Unit D and erection of a B2/B8 warehouse unit with ancillary B1(a) office space at Birch Business Park including ancillary office, parking and servicing areas, associated works and infrastructure	7 Dec 2020	Approve
19/00144/VRCON	Application to vary condition 5 (development to be carried out in accordance with submitted Ground Investigation Report) and condition 16 (to refer to updated energy statement submitted) of planning permission 18/01048/VRCON	23 April 2019	Approve
19/00092/REM	Submission of reserved matters pursuant to outline planning permission 18/01048/VRCON relating to the means of access, appearance and landscaping in relation to phase 1 of the development.	20 Feb 2019	Approve
18/01048/VRCON	The imposition of additional planning condition to planning permission reference 16/01455/OUT to allow the site to be developed in 2 phases. Subsequent variation in the wording of conditions 1, 2, 3, 4, 5, 6, 8, 9, 11, 12, 13, 14 and 17 and the removal of condition 15 for achievement of very good or excellent BREEAM rating.	14 Dec 2018	Approve
16/01455/OUT	Outline planning permission by means of layout and scale for the erection of 3 industrial units of B2/B8 use (with ancillary B1) including the provision of car parking and associated infrastructure including the demolition of existing commercial units.	11 Oct 2017	Approve

4 PRE-APPLICATION ENGAGEMENT

- 4.1.1. Yeargate Limited sought formal pre-application advice from the Council in relation to the proposed redevelopment of Units B and D in May 2020 with the formal response received in July 2020.
- 4.1.2. The pre-application discussions were primarily based upon the principle of the proposed development but included detailed consideration of other matters such as design, landscape and technical matters.
- 4.1.3. Due to timescales and commercial interests, Yeargate Limited proceeded with a planning application for the redevelopment of Unit D only. Following securing consent for Unit D, focus has now turned to redeveloping Unit B for long existing occupiers Restore PLC.
- 4.1.4. The pre-application request provided clarification on the following matters;
 - Principle of development in regard to Green Belt considerations and planning policy position;
 - Clarification on the approach to design and appearance, including clarification on visual impact and landscaping;
 - Amenity standards and impact on surrounding occupiers;
 - Timescales of the Greater Manchester Spatial Framework (Now Places for Everyone); and
 - Validation requirements.
- 4.1.5. The development proposed as part of this application is near identical to the proposal shared with the Council during the original pre-application enquiry. As such the advice issued in respect of Unit B remains valid and has been considered throughout the design process.
- 4.1.6. Comments in relation to the western boundary have been addressed through a comprehensive landscaping scheme. The conclusions of the supporting Landscape Visual Impact Assessment (LVIA) state that the proposal can be suitably accommodated within the wider landscape without harm.
- 4.1.7. More recently, plans and elevations have been shared with officers at the Council for informal comment. As such, the applicant has front-loaded the application and engaged with the pre-application process in order to take a positive and proactive approach, in accordance with paragraph 39 of the NPPF.

4.2 COMMUNITY ENGAGEMENT

- 4.2.1. Alongside engaging with the Council's formal pre-application process, the applicant has also engaged with other key stakeholders such as local residents and local Ward Councillors.
- 4.2.2. Separate letters have been sent to Ward Councillors and local residents providing a comprehensive overview of the scheme with a summary of the key issues. The proposed site plan and elevations were appended to the letter to provide further clarity. Both Ward Councillors and local residents were invited to separate virtual meetings should they wish to discuss the scheme in further detail.
- 4.2.3. No request for a meeting has been received by local residents and as such it is assumed that residents do not have any concerns regarding the proposed development.
- 4.2.4. In addition to the above, the applicant has liaised with the Rochdale Development Agency (RDA). Given that the proposal will boost employment and investment within Rochdale Borough, the RDA are wholly supportive of the proposals.

- 4.2.5. The RDA have confirmed they will formally support the application and will submit a letter of support once the application has been validated.

5 PROPOSED DEVELOPMENT

5.1.1. The description of development is as follows;

“Demolition of existing units B and G and erection of a B2/B8 warehouse unit with ancillary Class E (Formally B1(a) office) space at Birch Business Park including ancillary office, parking and servicing areas, associated works and infrastructure”

5.1.2. The application seeks full planning permission for the redevelopment of Units B and G to accommodate a single unit of 8,153 sqm GIA (87,762sq ft) of B2/B8 floorspace including ancillary B1 office floorspace.

5.1.3. The Proposed Site Plan can be found at **Appendix B** with full details of the proposed design and access arrangements contained within the supporting Design and Access Statement.

5.2 LAYOUT

5.2.1. The proposed layout provides a modern, fit for purpose warehouse unit which responds to current market conditions in terms of height and scale. The layout and proposed location of the proposal provides a commercially attractive unit whilst ensuring that the sites constraints have been appropriately considered.

5.2.2. As shown on the Proposed Site Plan, the unit will be sited in the south western corner of Birch Business Park with an east to west orientation. The building itself will comprise the main warehouse unit with supporting office and ancillary facilities.

5.2.3. The site is proposed to be accessed by one vehicular entry point to the north west of the unit and split off into two separate areas for HGV and car/cycle parking. HGV loading will be the north of the building and trailer parking will be to the north east of the unit. Sufficient space has been provided for HGV's to turnaround internally within the curtilage of the unit.

5.2.4. Employees and visitors are proposed to access the site to the north with separate pedestrian access available to the north and west utilising proposed footpaths. Footpaths connect to the rear of the site ensuring HGV drivers can also safely access the building.

5.2.5. Areas of landscaping are proposed along the sites southern and western boundaries including significant additional tree and hedgerow planting to screen the development from surrounding public vantage points and to reduce the impact of the building from a landscape perspective.

5.3 SCALE

5.3.1. Permission is sought for 8,153sq m (87,762 sq ft) GIA of B2/B8 floorspace including ancillary office floorspace.

5.3.2. The building will have a maximum height of 12m to underside of haunch with a maximum apex height of 15.1m. The unit would measure 128m by 60m. The proposed size and height of the unit is based on Restore's operational needs.

5.4 APPEARANCE

5.4.1. The proposals reflect contemporary design principles in creating a high-quality warehouse/industrial building. The proposed appearance has replicated the approved design for Unit D (also occupied by Restore) to ensure continuity across the Business Park.

- 5.4.2. The elevational treatment of the warehouse has been designed to provide a robust high quality design utilising a contrasting colour palette to break down the elevations and soften the appearance of the building.
- 5.4.3. Much of the building will be clad in vertical trapezoidal profiled cladding finished in Goose Wing Grey. The façade of the units will be broken up with profiled cladding and dark blue banding on certain elevations.
- 5.4.4. The areas above the loading doors have a further shade (Antracite) interlaced with the signal grey. Finishes have been chosen for their durability and colour fastness.
- 5.4.5. Elevations are further broken up by PPC windows for the supporting office part of the warehouse. Loading bays will finished in a dark blue (Sargasso).
- 5.4.6. The appearance, materials and colours have been proposed to minimise the impact of the building from a visual perspective. The chosen colour palette of grey and blue will be utilised to provide contrast to the cladding and ensure that the design is sympathetic to its surroundings and recessive in nature.

Figure 5-1 – North East (top) and South West (bottom) Elevation



5.5 LANDSCAPING

- 5.5.1. Given the nature of the development and its Green Belt location, landscaping is considered a key element to the proposals. A comprehensive landscape strategy landscape strategy has been prepared.
- 5.5.2. The landscape strategy strengthens the sites southern and western boundaries with additional tree and hedgerow planting. The strategy ensures that the building itself will be well screened from key views such as Moss Hall Road.
- 5.5.3. The landscape strategy has been developed in response to concerns raised during the determination of the previous application in regard to perceived landscaped harm.
- 5.5.4. It is acknowledged that only partial screening exists along the western boundary, therefore the landscape strategy and proposed mitigation ensures that this boundary is enhanced, and the building suitably screened.
- 5.5.5. The landscape strategy also ensures that the sites ecological value and biodiversity is enhanced through use of different species within landscape type planting and seeding mixes.

- 5.5.6. The conclusions of the supporting Landscape Visual Impact Assessment confirm that as the landscape develops and matures it will help to assimilate the proposed development into its immediate site and surroundings, providing a high level of screening.

5.6 ACCESS, CIRCULATION AND PARKING

- 5.6.1. Vehicular access to the site is from Whittle Lane/Moss Hall Road. The existing entrance provides two lanes for inbound vehicles and 1 lane for outbound. This separation allows for visitors and regular users to easily access the site and minimise the number of vehicles queuing to enter the site and avoids vehicles queuing on the highway.
- 5.6.2. The proposal seeks to improve vehicle circulation within the site by clearly defining the internal service roads. Clear separation of HGVs and cars is provided, with a clearly separated yard and car parking.
- 5.6.3. Consideration of Rochdale MBC's parking standards has been given in determining the required parking provision proposed for the unit.
- 5.6.4. Specific provision has been made for cyclists through the provision of safe, secure cycle storage in an easily visible and accessible location from the entrance of the site.
- 5.6.5. The proposed layout provides the most direct pedestrian route from the footpath into the development site/building and avoids the need for the crossing of access roads and HGV routes.
- 5.6.6. In terms of parking provision, the proposal includes, 7 trailer park spaces and 89 car parking spaces including 5 disabled bays in addition to secure cycle storage for 12 spaces.

5.7 APPLICATION SUBMISSION DOCUMENTS

- 5.7.1. Alongside this Planning Statement, the application is supported by the following plans and reports;
- Architectural plans and visuals prepared by Fletcher Rae;
 - Biodiversity Phase 1 Habitat survey and ecological appraisal prepared by Avian Ecology;
 - Cover letter and application form prepared by WSP;
 - Crime Impact Statement prepared by Adrian Murphy;
 - Design and Access Statement prepared by Fletcher Rae;
 - Energy Statement prepared by Crookes Walker Consulting;
 - External Lighting Assessment prepared by Crookes Walker Consulting;
 - Flood Risk Assessment and Drainage Strategy prepared by Ridge;
 - Landscape Impact Visual Assessment and landscaping proposals prepared by Urban Wilderness;
 - Noise Impact Statement prepared by BWB;
 - Tree Survey and Arboriculture Impact Assessment prepared by Urban Green; and
 - Transport Statement prepared by Axis.

6 PLANNING POLICY

- 6.1.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 6.1.2. The adopted Development Plan for the Borough mainly comprises the Rochdale Core Strategy (adopted October 2016) and saved policies of the Rochdale Borough Unitary Development Plan (adopted June 2006).
- 6.1.3. The National Planning Policy Framework (NPPF) (2021), is also a material consideration for development management purposes.
- 6.1.4. This chapter sets out the relevant planning policies and guidance contained within the NPPF, Local Plan Core Strategy and the Saved UDP. These are then appraised in subsequent chapters.

6.2 NATIONAL PLANNING POLICY FRAMEWORK

- 6.2.1. The National Planning Policy Framework (NPPF) was updated on 20 July 2021 and is a key material consideration in the determination of planning applications.

Achieving Sustainable Development

- 6.2.2. Sustainable Development means meeting the needs of the present without compromising the ability of future generations to meet their own needs (paragraph 8). The planning system has three overarching objectives in achieving sustainable development: economic, social and environmental.
- 6.2.3. Planning should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area (paragraph 9).
- 6.2.4. At the heart of the NPPF is the 'presumption in favour of sustainable development' ("the presumption") set out at paragraph 11, which establishes the planning principles in pursuing sustainable development in a positive way. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits'. This includes where a local planning authority ('LPA') cannot demonstrate a five-year supply of deliverable housing sites or where the Housing Delivery Test has been failed and is referred to as the 'titled balance'.

Plan Making

- 6.2.5. Paragraph 23 states strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption.

Building a strong, competitive economy

- 6.2.6. Paragraph 81 encourages a strong, competitive economy where: "Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the

challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.”

Promoting Sustainable Transport

- 6.2.7. Paragraph 104 requires transport issues to be considered from the earliest stages of development proposals, so that the potential impacts on transport networks can be addressed; opportunities from existing or proposed transport infrastructure, technology and usage are realised; opportunities to promote walking, cycling and public transport use are identified and pursued; the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account; and patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.
- 6.2.8. Paragraph 111 makes clear that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Making effective use of land

- 6.2.9. Paragraph 119 states development decisions should give substantial weight to the value of using suitable brownfield land for identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

Achieving Well Designed Places

- 6.2.10. Paragraph 126 stresses the importance of planning positively for ‘the creation of high-quality buildings and places.
- 6.2.11. Paragraph 128 ensures that developments will function well and add to the quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish or maintain a strong sense of place; accommodate and sustain an appropriate amount and mix of development including greenspace and support local facilities and transport networks; and create places that are safe, inclusive and accessible and which promote health and wellbeing.

Green Belt

- 6.2.12. Paragraph 137 sets out that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 6.2.13. Paragraph 148 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 6.2.14. Paragraph 149 sets out the requirements a local planning authority should regard in the construction of new buildings in the Green Belt. Exceptions to this are:
- a) buildings for agriculture and forestry;

- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would reuse previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

6.2.15. Annex 2 of the NPPF sets out what previously developed land is:

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

6.3 LOCAL DEVELOPMENT PLAN

6.3.1. The adopted Development Plan for the area comprises the Rochdale Core Strategy and Saved Policies of the Unitary Development Plan (UDP).

Saved Unitary Development Plan (UDP)

6.3.2. The site lies outside of the Defined Urban Area and within the Green Belt as designated under Saved Policy G/D/2 of the UDP. Core Strategy policy G4 states that development in the Green Belt will be restricted unless very special circumstances can be demonstrated. The policy also states that the Council seek the continued operation of major developed sites in the Green Belt and support limited infilling and redevelopment where beneficial and does not harm the Green Belt. The site is identified as a Major Developed Site within the Green Belt under saved policies D/5(ii).

6.3.3. Other key policies include:

- EM/7 Development and Flood Risk
- EM/8 Protection of Surface and Ground Water

Rochdale Core Strategy (CS)

- 6.3.4. Core Strategy strategic objective SO1 requires a key emphasis on identifying quality employment sites and areas to increase the number and range of jobs and employment levels
- 6.3.5. The Core Strategy sets out in policy SD1 the emphasis placed on delivering sustainable development with the Council taking a positive approach that reflects the Framework. It will seek to work proactively to find solutions which will see approval of proposals wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- 6.3.6. The proposed development falls in line with the spatial strategy SP1 'Rochdale Borough's role for the city region' which states that Rochdale Borough will contribute to the success of the Manchester city region and the North West by playing its part in the delivery of sustainable development and investment that meets the need of sub regional objectives for housing and employment growth.
- 6.3.7. Policy G5 looks to continue to protect from development of Green Belt however seeks the continued operation of major developed sites in the Green Belt and support limited infilling and redevelopment where this maintains beneficial uses and does not harm the Green Belt.
- 6.3.8. Core Strategy Policy P2 sets out that the Council will require new development to integrate successfully with the key natural features of the borough, protect and open up important views of hills and valleys and conserve and enhance townscape character. It sets out the need to conserve, enhance and promote key heritage assets including consideration of their wider settings.
- 6.3.9. Core Strategy Policy G1 sets out measures to address climate change and emissions concerns, whilst Policy G2 requires that new development adhere to the energy hierarchy. All development should be designed in order to meet the requirements of these policies.
- 6.3.10. Core Strategy Policy G7 states that no development should result in a net loss of biodiversity or geodiversity interest in the borough and overall development in the borough should result in a net gain. Further policies G8 and G9 seek to ensure that the development does not lead to increased flooding or lead to unacceptable increase in pollution.
- 6.3.11. Core Strategy Policy T2 requires development to be located where there is good access to public transport and so improve accessibility in and around Rochdale. Development will be appropriately located to minimise the need to travel by car and the number and length of car trips made to access local amenities.
- 6.3.12. Other relevant policies are listed below:
- G2 Energy and new development;
 - G6 Enhancing green infrastructure;
 - G8 Managing water resources and flood risk;
 - G9 Reducing the impact of pollution, contamination and land instability;
 - E2 Increasing jobs and prosperity;
 - E3 Focusing on economic growth corridors and areas; and
 - P3 Improving design of new development.

6.4 SUPPLEMENTARY PLANNING DOCUMENTS

Urban Design Guide

- 6.4.1. The Urban Design Guide expands on local planning policies and sets design principles for all types of development with the Boroughs of Oldham and Rochdale. These principles identify what development should do to achieve design quality.

6.5 EMERGING PLANNING POLICY

Places for Everyone

- 6.5.1. Up until December 2020 a joint development plan document of the ten Greater Manchester local authorities was being prepared, Greater Manchester's Plan for Jobs, Homes & the Environment (known as the 'GMSF'). The GMSF 2020 had reached the Regulation 19 (Publication) stage of the process before Stockport withdrew.
- 6.5.2. The remaining nine districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) have subsequently decided to proceed with a joint plan for jobs, new homes and sustainable growth across their boroughs. This plan is to be known as 'Places for Everyone'.
- 6.5.3. This plan will establish a planning framework to provide the right homes, in the right places, for people across Greater Manchester (including Rochdale) up to 2037. It's also about creating jobs and improving infrastructure to ensure the future prosperity of Greater Manchester.
- 6.5.4. Following consultation on two previous drafts of the Greater Manchester Spatial Framework (GMSF) in 2016 and 2019, the Places for Everyone Joint Plan is now progressing to the formal Publication stage. The Publication PfE 2021 will be the version of the plan that will be submitted to the Government for Examination.
- 6.5.5. Policy JP Allocation 1.1 sets out the requirement for at least 1,200,000 sqm of industrial and warehousing space to be provided and has earmarked the area surrounding Birch Business Park for future employment use to be removed from the Green Belt.

Rochdale Development Plan Document

- 6.5.6. The Council undertook Regulation 18 consultation on the draft Allocations Plan Development Plan Document (DPD). This will support the Core Strategy (2016) and propose detailed planning policies, area designations and site allocations to meet the needs of the Borough up to 2028. Whilst the Places for Everyone plan will identify strategic sites outside the urban areas, the Allocations DPD will identify sites within the urban areas.

7 VERY SPECIAL CIRCUMSTANCES

- 7.1.1. The NPPF sets out at paragraph 149 the circumstances under which development in the Green Belt should be considered appropriate. Paragraph 148 adds that development which does not fall under the requirements and limitations of paragraph 149 can be considered acceptable in very special circumstances (VSC). This Planning Statement demonstrates that very special circumstances exist for the proposal.
- 7.1.2. Paragraph 148 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 7.1.3. In order to clearly demonstrate that very special circumstances exist and evidence that any harm resulting from the proposal is clearly outweighed by other considerations, this section of the Planning Statement is structured on the following basis:
- The very special circumstances;
 - The way in which the development is appropriate in Green Belt terms;
 - The impact on the Openness of the Green Belt; and
 - A summary of the very special circumstances case.
- 7.1.4. There is no definitive guidance in the NPPF, PPG or any other material policy and guidance which defines what constitutes very special circumstances. Indeed, each site and each proposed development must be assessed on its own merits. This is a reflection of the sometimes complex and sometimes subjective nature of very special circumstances. This assessment has therefore been prepared with reference to the fact that the NPPF sets out in paragraph 137 that the Government attaches great importance to Green Belts and has assessed the benefits of the development proposal and the potential harm caused in accordance with the Development Plan.
- 7.1.5. It is important to consider VSCs are specific to each individual case and each individual site. They do not necessarily have to demonstrate a rare circumstance; they can be demonstrated as a result of a combination of a number of benefits and circumstances.

7.2 THE VERY SPECIAL CIRCUMSTANCES

The Need

- 7.2.1. Supporting evidence underpinning Places for Everyone forecasts that in 2037 Rochdale will have a requirement for approximately 637,000 sq. m of industry and warehouse employment floorspace (which is approximately 20% of Greater Manchester's total future requirement), the highest requirement across all nine Greater Manchester authorities.
- 7.2.2. In light of the above, there is clearly a need for additional employment and industrial space within the Borough. This proposal offers a unique opportunity to redevelop part of an existing and well-established business park, reducing the amount of floorspace which must be accommodated elsewhere within the Borough. Indeed, a number of operators are seeking to consolidate their businesses at Birch Business Park boosting inward investment.

Restore PLC plans for growth / Key benefits

- 7.2.3. Restore PLC currently occupy Unit B and have taken a twenty year lease on Unit D (Planning ref: 20/00955/FUL) which was completed in August 2021. Unit B is one of the original units on the estate erected during the second world war and has not been refurbished.
- 7.2.4. Restore has confirmed that Birch Business Park is part of their strategic plan for the North of England. Much of the company's growth has come from acquisition and their storage is held in multiple buildings which adds unwelcome operational complexity and inefficiencies. They are currently fitting out the new Unit D to provide storage to allow them to vacate the existing Unit B by March 2022 and.
- 7.2.5. Redevelopment of Unit B will allow Restore to achieve plans to make Birch Business Park part of their strategic plan for the North of England. . The timely redevelopment of Units B and G to provide a modern unit that will meet Restore's requirements by the summer of 2023 is key to meeting Restore's plan.
- 7.2.6. From a commercial perspective Restore are driven by volume, rather than floorspace. The proposed height maximises the capacity of the building using conventional forklift technology, a reduction in height would jeopardise the commercial viability of Restore's operations which would almost certainly force the planned expansion to take place away from Birch Business Park.
- 7.2.7. The economic benefits that would be delivered by the proposed development are significant,. The full extent of the economic benefits is discussed in more detail below at section 7.3.
- 7.2.8. Policy E2 of the Core Strategy states that the Council will ensure a sufficient supply of suitable land, buildings and infrastructure in the right places to support the creation and retention of successful businesses and increase the number and quality of jobs. This is echoed in the NPPF which states at paragraph 81 that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 7.2.9. The proposed development will have a positive impact on the local economy by way of job creation both temporary during the construction phase and permanent once the development is occupied. Employment opportunities will be available for a wide range of the local community of Heywood including entry level jobs accessible to economically disadvantaged residents of the Borough.
- 7.2.10. The development will also create and support other businesses and services that are employed through and in the associated supply chain.
- 7.2.11. Further economic benefits are delivered in the form of additional GVA to the local economy with the development attracting new investment and new business to Rochdale Borough.

- 7.2.12. Restore's current contribution to the local economy also forms a key consideration. Restore currently provide local employment with a good mix of roles/positions. It is important to note that should Birch Business Park not be able to accommodate existing or new operators they will be forced to locate elsewhere, which is likely to be outside of the Borough of Rochdale meaning new roles would not be created within the borough.
- 7.2.13. The economic need and business case for the proposal should be given significant weight in the determination of the application.
- 7.2.14. The co-locating of facilities has significant environmental benefits through in time bringing more operations to one site. This will alleviate the need to travel to other sites as part of Restore's operations,. This in turn will result in a reduction in the number of overall vehicle movements associated with Restore with a lower level of carbon emissions.
- 7.2.15. Inspector Dillon, who commented during the determination of an appeal at Denby Hall Business Park in Ripley (APP/M1005/W/20/3265602) acknowledged the benefits of co-locating facilities setting out that *"In addition to promoting more efficient working practices, it is evident that the reduction in journeys would also contribute to carbon reduction"*. Inspector Dillon recognised this was a significant benefit.
- 7.2.16. Restore are also committed to sustainability and as such have a programme to transition to electric vehicles over time as part of their operations going forward.

Deliverability

- 7.2.17. Birch Business Park is under single ownership with the owner fully supportive of the redevelopment proposals. The investment required to fund the development has been fully sourced and with both the owner and Restore fully committed to the scheme.
- 7.2.18. In short, the unit is not being developed on a speculative basis and is based on the needs of a confirmed occupier, Restore plc. There is clear evidence that the proposed development and its associated benefits can be delivered on a commercially viable basis. Inspector Dillon, in respect of the appeal referenced above, also gave weight to the fact that the appeal proposals were designed for a specific, existing operator, not on speculative basis, acknowledging that the benefits would be unlocked within a short period of time. This is clearly relevant here.

Making Effective Use of Land

- 7.2.19. Paragraph 120 of the NPPF states that planning decisions should give substantial weight to the value of using previously developed land for homes and other identified needs. Given that the proposal will make significantly more effective use of a plot at a well-established business park, it is clearly in accordance with the NPPF in the context of efficient use of land and reusing previously developed land.
- 7.2.20. The scheme also complies with policy E2 which sets out that the Council will ensure there is a supply of accessible land that is attractive to 21st century employment development for offices, manufacturing and distribution (B1 - B8) as well as other employment generating uses.
- 7.2.21. The proposal seeks to redevelop a brownfield site in an accessible and sustainable location. The proposal therefore helps reduce the pressure on greenfield Green Belt land to accommodate the

Borough's employment requirements. This should be given weight in the determination of the application.

Wider Site Context

- 7.2.22. Whilst Birch Business Park is currently designated as a major employment site in the Green Belt, it is important to consider the wider context of other industrial/economic developments, both consented schemes and those due to come forward.

Places for Everyone (2021)

- 7.2.23. Birch Business Park falls within the Heywood / Pilsworth (Northern Gateway) which is proposed to deliver a large, nationally significant, employment led opportunity to attract high quality business bringing approximately 1,200,000 sqm of employment.
- 7.2.24. Whilst at this stage only limited weight can be given to the proposed allocation, it demonstrates the strategic direction for employment needs across Greater Manchester and within Rochdale Borough.
- 7.2.25. Indeed, the supporting text for JP Allocation 1.1 outlines that the area straddles the districts of Bury and Rochdale and is positioned strategically around the M60, M62 and M66 motorways. As such it represents a highly accessible opportunity for growth in Greater Manchester with wider benefits on a regional and local scale.
- 7.2.26. The latest iteration of Places for Everyone has recently progressed through consultation and will shortly be submitted to the Planning Inspectorate for examination. Clearly as the Plan advances, more weight can be attributed to its allocation, particularly the strategic employment allocations such as the Northern Gateway.
- 7.2.27. Even if the Plan does not progress, the area still remains a front runner to accommodate new growth and provide economic opportunities for Rochdale Borough and would be highly likely to be allocated in any future Local Plan for Rochdale.

South Heywood

- 7.2.28. In March 2018 planning permission was granted for the South Heywood development which comprises 130 ha delivering 1.5m sq ft of employment space alongside residential development.
- 7.2.29. The western boundary of South Heywood is located approximately 350 metres to the east of Birch Business Park. South Heywood lies within the Green Belt and is also encompassed by the same Places for Everyone allocation.
- 7.2.30. Following recent negotiations on the S106 for the South Heywood development Cllr John Blundell, cabinet member for business, skills and regeneration at Rochdale Council stated that *"This development will unlock millions of pounds of investment for our borough and kickstart the crucial Northern Gateway project, which, if it goes forward, will create the biggest opportunity site in greater Manchester within our borough. We are confident this site will attract significant interest from major companies who are looking to invest here and create thousands of new jobs and homes."*
- 7.2.31. Clearly, there is support within the Council for the South Heywood and Northern Gateway developments and their objectives.
- 7.2.32. The area is already transforming and recognising the opportunity to deliver a nationally significant employment hub. It is therefore our view that the proposal to redevelop one industrial units on Birch

Business Park to provide modern and commercially attractive should be supported in order to retain and promote economic growth within the area.

- 7.2.33. Looking ahead, Birch Business Park will be enveloped by large scale employment development, most likely logistics, and similar to the south Heywood consent, which require buildings of significant height. As such the parameters proposed within this application will be inconsequential compared to surrounding built form.

7.3 SUSTAINABLE DEVELOPMENT

- 7.3.1. The development will deliver significant environment, social and economic benefits and as such comprises sustainable development. The benefits associated with this application should be considered as part of the very special circumstances case.

ECONOMIC BENEFITS

Investment

The proposal would deliver significant economic benefits and assist in achieving the aspirations of a strategic Places for Everyone (PfE) allocation to create a nationally significant employment hub.

- 7.3.2. Supporting evidence underpinning Places for Everyone forecasts that in 2037 Rochdale will have a requirement for approximately 637,000 sq. m of industry and warehouse employment floor space (which is approximately 20% of Greater Manchester's total future requirement), the highest requirement across all nine Greater Manchester authorities.
- 7.3.3. In light of the above, there is clearly a need for additional employment and industrial space within the Borough. This proposal offers an opportunity to expand an existing and high-quality business park, reducing the amount of floorspace which must be accommodated elsewhere within the Borough. Indeed, a number of businesses are seeking to consolidate their businesses at Birch Business Park boosting inward investment.
- 7.3.4. The proposed development will attract new investment and new business to Rochdale Borough.
- 7.3.5. The development comprises a modern, high quality employment unit which has been designed to meet specific operator needs. The proposals contribute towards meeting the development needs of the business and supporting a strong, responsive and competitive economy, in accordance with the NPPF.
- 7.3.6. The proposed development would therefore make a significant contribution towards meeting the need to support sustainable economic growth.

Construction employment

- 7.3.7. The temporary construction employment benefits have been assessed based on the anticipated build cost for the Development proposals of £5 million.
- 7.3.8. Data from the Annual Business Survey 2018 Revised Results published in May 2020 reveals that the total turnover in the construction sector during 2018 was £287,717 million. The average number of people employed in the construction sector during 2018 was 1.53 million, suggesting that average turnover per full time equivalent construction job in 2018 was £188,050.
- 7.3.9. Using the build cost estimate of £5 million and the average turnover per full time equivalent construction job in 2018 of £188,050, it is estimated that the development would generate 27 person

years of temporary construction employment. This is equivalent to circa 27 construction workers being employed on a full-time basis for twelve months.

- 7.3.10. The standard convention in economic impact assessment is that ten person years of construction employment equate to one FTE, permanent job in the construction sector. This means that the construction of the scheme would support the equivalent of around 2.7 or rounded to 3 FTE permanent construction jobs.

Gross value added by construction employment

Understanding gross value added

- 7.3.11. The Office for National Statistics defines Gross Value Added (GVA) as “the contribution of each individual producer, industry or sector to the economy.” GVA can be estimated at either an aggregate (or macro) level or at an individual producer (or micro) level, as follows:
- **At macro level** – GVA measures the value of output (goods and services) produced in the economy minus the cost of raw materials and other inputs used to produce them; and
 - **At micro level** – GVA measures the value of output generated by a producer minus the costs associated with the production of the output.
- 7.3.12. Taking a simple example at micro level, the GVA from the production of a new car would be estimated as follows:
- Assume the sale of the finished car generates £10,000 in sales revenue. This is the value of the output from the production of the car;
 - Assume the costs associated with the production of the car are £8,000. These costs are referred to as “intermediate consumption” and include things such as the cost of materials used to build the car, plant rental, utilities, insurance, marketing costs etc; and
 - The GVA for the car manufacturer is estimated as output minus the cost of intermediate consumption. In this example, the micro level GVA would be £10,000 minus £8,000 equals £2,000.
- 7.3.13. Gross value added (GVA) is a conventional measure of economic well-being. In essence, GVA measures the value of output generated by a producer minus the costs associated with the production of the output.

Estimating gross value added by construction employment

- 7.3.14. The Annual Business Survey 2018 provides estimates of the approximate gross value added by different sectors of the UK economy. During 2018 the approximate gross value added by the UK construction sector was £107,614 million.
- 7.3.15. With an average number of people employed in the construction sector during 2018 of 1.53 million, this suggests that the gross value added per full time equivalent construction job in 2018 was £70,336.
- 7.3.16. WSP estimates that the 27 person years of temporary construction employment generated by the proposed development will create gross value added to the local economy of around £1.98 million.

- 7.3.17. Gross value added (GVA) is a conventional measure of economic well-being. In essence, GVA measures the value of output generated by a producer minus the costs associated with the production of the output.
- 7.3.18. The Annual Business Survey 2018 also provides estimates of the approximate gross value added by different sectors of the UK economy. During 2018 the approximate gross value added by the UK construction sector was £107,614 million.
- 7.3.19. With an average number of people employed in the construction sector during 2018 of 1.53 million, this suggests that the gross value added per full time equivalent construction job in 2018 was £70,336.

New permanent employment at the site

- 7.3.20. Based on information provided by the applicant, it is anticipated that there will be circa 30 on-site permanent jobs created through the operation of the proposed development.

Gross value added by net additional permanent employment

- 7.3.21. The net additional employment created by the proposed development will have wider economic effects by generating gross value added to the local economy.
- 7.3.22. In order to estimate the GVA that will be created by the proposed development, WSP has drawn on data provided by the Office for National Statistics (ONS). Detailed information on GVA per filled job is provided by the Sub regional Productivity Labour Productivity Tables published in July 2021. Table B3 reveals that GVA per filled job in Rochdale in 2019, the most recent year for which data is currently available, was £44,637
- 7.3.23. Based on this evidence, WSP estimates that up to 20 net additional jobs created by the development will create gross value added to the local economy of £1.34 million annually.
- 7.3.24. This analysis does not provide GVA per filled job by industry sector. The GVA per filled job for Rochdale of £44,637 in 2019 covers all sectors. This means that it will slightly overstate the GVA for office uses which will typically be lower than the values for manufacturing industries.
- 7.3.25. Nevertheless, the proposal will still make a contribution to the gross value added in Rochdale. These benefits will be enjoyed in perpetuity as long as the currently anticipated staff levels continue to exist.

SOCIAL AND ENVIRONMENTAL BENEFITS

- 7.3.26. Birch Business Park is a key contributor to the local economy as well as a key employer, with a significant number of jobs located across Birch Business Park.
- 7.3.27. The site and business park are clearly accessible to many given its connections with the road, motorways, and cycling networks but also its close proximity to the residential area of Heywood.
- 7.3.28. The proposals will see a dilapidated site revived to accommodate a high-quality unit which in turn will have a positive impact on the image of Birch Business Park
- 7.3.29. By redeveloping the site, it removes any potential crime activity that may occur and generally makes the Business Park a more pleasant environment.
- 7.3.30. The reuse of a brownfield site and its servicing for future development is of benefit to the environment and is encouraged in the NPPF.

- 7.3.31. Further social and environmental benefits will be delivered through the delivery of areas of landscaping and tree planting. A comprehensive landscaping strategy supports this submission which enhances the sites southern and western.

7.4 GREEN BELT CONSIDERATIONS

- 7.4.1. The fundamental aim of Green Belt policy is set out in paragraph 137 of the NPPF which seeks to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence. The NPPF identifies at paragraph 138 the five purposes of the Green Belt:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

To check the unrestricted sprawl of large built-up areas

- 7.4.2. Birch Business Park is an established and well-defined site that sits isolated from any large built up areas. The development proposal is fully contained within the site and does not propose to extend or undermine the existing site boundary.

- 7.4.3. The development boundary of Heywood and other urban areas are established and separated from the proposed development area by agricultural land.

- 7.4.4. The proposal would not represent 'unrestricted sprawl' or undermine the role of the Green Belt in performing this role. The site constitutes previously developed land with the proposal not extending beyond the sites boundaries or encroaching further into the open countryside.

To prevent neighbouring towns merging into one another

- 7.4.5. As set out above, the site is well defined and has clear boundaries. The site is surrounded by open countryside and as a result the site plays no role in preventing towns merging into one another. The development boundaries of the nearest towns are established and separated from the site.

- 7.4.6. The proposal would not introduce built form that would result in the physical or visual merging of settlements or reduce the gap any more than the existing unit.

- 7.4.7. It should be noted that the Council has plans to release the area surrounding the site from the Green Belt and develop this land for large scale employment purposes. As such, the Council's intentions further demonstrate the site does not play a role in preventing towns merging into one another.

To assist in safeguarding the countryside from encroachment

- 7.4.8. The proposal involves the demolition of two existing units and whilst the construction of the new unit would occupy a larger footprint across the site, the unit would not encroach into the open countryside. The proposal is supported by a comprehensive landscaping scheme which strengthens the sites southern and western boundaries, providing additional screening from the countryside and encroachment.

- 7.4.9. As the result, the proposal safeguards the countryside from encroachment and actually delivers enhancements in terms of planting and strengthening the sites landscaped boundaries.

To preserve the setting and special character of historic towns

- 7.4.10. It is considered the site plays a limited role in preserving the setting and special character of historic towns. The site is not close to any historic towns and thereby will not undermine the function of the Green Belt in preserving the special character of historic towns.
- 7.4.11. In addition to the above there are no listed buildings in close proximity to the site and therefore the development will not impact upon the setting or special character of any historic assets or towns.

To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- 7.4.12. The site does not relate to derelict urban land, however, the principle of the reuse of brownfield land is at the very heart of this application. The extant outline consent but also be considered.
- 7.4.13. The proposal seeks to redevelop a brownfield site utilising existing hardstanding and urban land to create a more efficient layout and maximise the opportunity to support economic development. The existing unit was originally built during the war and as a result is severely dated. In its current form the unit cannot be leased. The proposal ensures that the unit can be occupied and as such urban land can be recycled.
- 7.4.14. The proposals would recycle land and regenerate the site in terms of the overall use and aesthetic.
- 7.4.15. The NPPF encourages local planning authorities to plan positively to enhance beneficial use of the Green Belt – including to improve damaged and derelict land, retain and enhance landscapes visual amenity and biodiversity.
- 7.4.16. In this respect, the development proposal does not undermine this function of the Green Belt and aligns with the general principles of regenerating and maximising the opportunity for brownfield land.

Summary

- 7.4.17. It has been demonstrated that the proposed development will not have a material effect on the extent of the built-up area, it would continue to check urban sprawl and actually deliver enhancement in terms of screening from the open countryside. The proposal will not impact upon special characteristics of historic towns and will assist in regenerating brownfield land.
- 7.4.18. On this basis, the proposals therefore accord with all purposes for including land within the Green Belt.

Identified Harm

- 7.4.19. Paragraph 148 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 7.4.20. Therefore, alongside an assessment against the five purposes of the Green Belt, an assessment to determine any harm caused to the Green Belt must also be made.
- 7.4.21. The proposed development would be closer to the western boundary of the Business Park with a greater height than the existing units, albeit the built form would remain wholly within the well-established boundary of the business park and therefore firmly be viewed in the context of an industrial setting with a backdrop of warehouse units.

- 7.4.22. As the proposal would move closer to the western boundary a Landscape Visual Impact Assessment (LVIA) supports the submission. The LVIA sets out anticipated effects of the development of the immediate and surrounding landscape character in terms of physical character and quality of the landscape.
- 7.4.23. The LVIA comments that given the site is currently utilised as a business park, erection of a larger building is not considered to bring about changes that are not already experienced. Therefore, the magnitude of change within the site will have a low adverse impact.
- 7.4.24. In terms of visual effects, whilst the proposal would introduce additional form, the viewpoints within the LVIA demonstrate that the site is well screened within the wider area. Of those views where the development is visible, mitigation planting is proposed to provide screening.
- 7.4.25. Residual effects are to be low with the impacts accommodated without detriment to the Green Belt landscape or visual amenity of the site.
- 7.4.26. To assist in mitigating the increase in built form, mitigation planting will be delivered to provide screening which will increase separation between landscape receptors and the development itself.
- 7.4.27. The landscape mitigation strategy comprises extra heavy standards trees alongside hedgerow and buffer screen planting. Once fully established, the planting will provide full visual screening.
- 7.4.28. Furthermore, redevelopment of the site provides an opportunity for a complete redesign of the building and in doing so removes two unsightly, dilapidated buildings (units B and G) allowing for a high quality, modern redesign with an appearance/materials that will help the building recede into the landscape.
- 7.4.29. On the whole it is considered that the changes within the landscape are unlikely to affect the overall integrity of the wider landscape due to limited intervisibility as a result of structural planting and due to existing built form being a common feature within the landscape.
- 7.4.30. Whilst the proposal would be sited closer to the boundary than the existing buildings, it is considered that the design in addition to the comprehensive landscaping strategy, which has been informed by an LVIA assessment, will ensure that the level of harm caused to the Green Belt will be very low.

Summary of Very Special Circumstances

- 7.4.31. We consider that there are significant considerations present which collectively represent very special circumstances that outweigh the limited harm to the Green Belt.
- 7.4.32. The assessment above demonstrates that there will be a range of significant benefits resulting from the proposed development, together comprising the very special circumstance. These very special circumstances relate to;
- The significant need for additional employment land across the Borough, the proposal reduces the amount of floorspace which must be accommodated elsewhere within the Borough;
 - Significant economic benefits including;
 - Creation of temporary employment during the construction phase equivalent to circa 27 construction workers being employed on a full-time basis for twelve months;
 - Full-time employment once operational equating to up to 30 full time jobs;
 - Additional expenditure in the local economy, equating to additional GVA of £1.98 million in the construction phase and £1.34 million annually once operational; and
 - Promoting further investment within the Borough;

- Making Birch Business Park part of their strategic plan for the North of England;
- Commitment to the recently occupied Unit D alongside this proposal for additional storage space;
- The unit has been designed for Restore PLC providing certainty that the development and associated benefits will be delivered in the short term;
- Efficient redevelopment of a currently brownfield site which makes optimal use of the site taking into account the wider well-established business park and need for additional employment sites across the borough;
- Assisting the Council in delivering strategic aspirations for the site and wider area;
- Social benefits through significant job creation both during construction and once operational with a range of positions created. New employment would be accessible to a range of the local community including disadvantaged residents of the Borough;
- Environmental benefits such as new landscaping and tree planting with a net gain in biodiversity; and
- Improvements in sustainability through the reduction of vehicle movements associated with consolidating Restore's operations in one location and the potential use of electric vehicles.

7.4.33. The harm identified to the Green Belt is considered to be very low. The site is well contained within the wider landscape and is largely screened from the public realm.

7.4.34. In light of the above it is considered that very special circumstances have been demonstrated and the scheme can be supported by the Council helping to deliver much needed employment land with significant associated benefits.

8 OTHER MATERIAL CONSIDERATIONS

- 8.1.1. This chapter focusses on appraising the proposed development in the context of technical planning policies and guidance contained in the Development Plan and NPPF.

8.2 DESIGN

- 8.2.1. The application is accompanied by a Design and Access Statement prepared by Fletcher Rae Architects. The DAS considers the design, layout, massing, materials, landscaping and the evolution of the proposed development in detail.
- 8.2.2. Policy P3 of the Rochdale Core Strategy states that all development will be required to adhere to high standards of design. Development should have a positive impact and will be expected to respond to scale, density, massing, height, landscape of surrounding buildings and areas in general whilst respecting existing context.
- 8.2.3. Furthermore, development should have regard to the principles outlined in the Council's Urban Design SPD's which provide further guidance on how development should respond positively and enhance immediate surroundings.
- 8.2.4. The NPPF also provides guidance on development and ensures that the design of development incorporates the principles of sustainable development and the need to create better places in which to live and work. Paragraph 130 sets out several design criteria with the purpose being to ensure that design is of a high quality and appropriate for the area in which the development is located.
- 8.2.5. The proposed development has been designed in accordance with the above guidance;
- The layout, scale and appearance of the proposals have been developed to create a high quality and attractive scheme with integrates well with the wider business park;
 - The elevational treatment has been carefully considered in the context of the sites current setting and recently approved Unit D in order to create a contemporary and attractive appearance;
 - The development includes a detailed landscaping scheme which seeks to strengthen and enhance the sites landscaped boundaries, respecting the wider landscape areas and Green Belt;
 - The development has been designed to respect and protect neighbouring residential amenity and includes appropriate mitigation;
 - The proposal provides easy access for cyclists who can make us of nearby cycleways. The proposal itself incudes cycle parking provision;
 - High efficiency measures have been included within the design of the building and external areas ensuring that energy efficiency measures are promoted whilst an overall reduction in carbon emissions is implemented; and
 - The development is accessible to all with disabled bays provided.
- 8.2.6. As such, the design of the proposed development is in full accordance with Core Strategy policy P3 as well as paragraph 130 of the NPPF.

8.3 HIGHWAYS

- 8.3.1. In accordance with paragraph 111 of the Framework a Transport Assessment, prepared by Axis, has been submitted alongside the application.

- 8.3.2. The statement sets out that despite the sites rural location, the site demonstrates a good level of locational sustainability being accessible by cycling.
- 8.3.3. The statement sets out that safe and appropriate access can be gained to site from the existing access off Moss Hall Road with traffic flows considered to be acceptable. The report assesses the Moss Hall Road / Birch Business Park junction and is based on 8,153 (GIA) of floorspace for robustness. The statement indicates that that the development has the potential to generate a total of 56 and 52 two-way trips during the morning and evening peak hours, a net increase of 25 and 23 two-way trips.
- 8.3.4. The assessment clearly demonstrates that the junction is anticipated to operate within capacity in the 2027 base + committed development traffic scenario, and also with the addition of the proposed development trips during the morning and evening peak hours. The proposal will not lead to a severe impact to either the existing or the future forecast capacity on the local highway network.
- 8.3.5. In terms of parking provision, the proposal includes 7 HGV parking spaces, 92 car parking spaces including 5 disabled spaces. The proposal therefore accords with the Council's required standards for a B2/B8 use.
- 8.3.6. In addition to the above, 12 cycle parking spaces will be provided ensuring any future employees are able to cycle to work.
- 8.3.7. In light of the above, the development would not result in adverse impacts on the capacity or safe functioning of the highway as a result of the development and that the requirements of policy T2 of the Core Strategy and paragraph 111 of the Framework would be met in full.

8.4 ECOLOGY

- 8.4.1. An Ecological Assessment prepared by Avian Ecology supports this application. This assessment updates previous ecology work undertaken to support the recent consent for Unit D (20/00955/FUL).
- 8.4.2. The report provides an overview and update to the surveys based on an extended Phase 1 survey methodology including information relating to the great crested newt (GCN) surveys within the wider Business Park.
- 8.4.3. The report confirms the site does not lie within or adjacent to any statutory designated site for nature conservation. Due to the type of development and its industrial setting, the site is considered to be located sufficiently distant from any statutory designated site (nearest being Hollins Vale LNR located approximately 1.9km west) whereby direct or indirect impacts can be discounted.
- 8.4.4. The Site falls within a SSSI IRZ, but the development does not meet the criteria whereby the Local Authority is required to consult with Natural England.
- 8.4.5. The site is considered of low ecological value, dominated by amenity grassland, bare ground and hardstanding with small areas of tall ruderal, scattered trees, ephemeral/short perennial and trees along the site boundaries. The development will result in the loss of buildings and an area of hardstanding within the footprint of the development. Only a small area of amenity grassland will be lost or damaged during construction.
- 8.4.6. For bats, the building identified for removal and boundary trees are considered to provide negligible bat roost potential; therefore, no impact on roosting bats is anticipated. The development will not result in the loss of foraging opportunities for bats or fragmentation of commuting routes.

- 8.4.7. The proposal will not result in any harm to the negligible ecological value of the site or neighbouring habitats and actually delivers enhancements in the form of additional habitat creation as a result of a net gain in tree planting and landscaping at the site.
- 8.4.8. The proposal delivers enhancements in terms of ecology and therefore accords with policies G7 of the Rochdale Core Strategy and paragraph 180 of the NPPF.

8.5 TREES AND LANDSCAPING

- 8.5.1. An Arboricultural Assessment prepared by Urban Green presents the findings of the tree survey and assessment of the quality of the existing trees on and adjacent to the site, based on their current condition and quality. The assessment includes impacts arising from the proposed development of the site on these trees.
- 8.5.2. As part of this AIA, thirty-one individual trees and ten groups were surveyed. Of which 26 trees, 5 groups and part of 1 group are within the site boundary.
- 8.5.3. The proposed development necessitates the removal of 3 trees and 1 group within the site boundary in order to accommodate the building and facilitate the wider development. An additional 4 trees are recommended for removal due to arboricultural management in, however, it is noted that all of these are of low value.
- 8.5.4. Whilst the development involves the loss of trees, replanting is proposed which will result in a significant net gain of trees across the site.
- 8.5.5. The landscape strategy has been formulated specifically to strengthen the sites western and southern boundaries with additional tree planting and hedgerows. The strategy ensures that the building itself will be well screened from the public realm, particularly views from Moss Hall Lane.
- 8.5.6. The hedgerow proposed will planting on the outside of the perimeter fencing in order to robustly screen the development.
- 8.5.7. Five trees in addition to hedgerow planting will be introduced across the site and the sites boundary. Areas of ornamental shrub mix, and meadow will assist in creating a landscaped setting for the warehouse itself.
- 8.5.8. The landscape strategy ensures that once trees and hedgerows are fully mature the building will be fully screened from the public realm and as such visually contained within the site. The landscape strategy is considered appropriate in order to offset the minor impact of the proposals on the wider landscape.
- 8.5.9. In terms of assessing the proposals impact on the wider landscape, the application is supported by a LVIA prepared by Urban Wilderness.
- 8.5.10. As set out earlier in this statement, the LVIA confirms that the overall impacts of the development are considered minor and that with the mitigation strategy the landscape can accommodate the development.
- 8.5.11. As a result of the above, the proposal delivers significant enhancements in terms of arboriculture landscaping and therefore accords with Core Strategy policies P2 and G6 and paragraph 130 of the NPPF.

8.6 ENERGY STRATEGY

- 8.6.1. An Energy Statement has been prepared by Crookes Walker Consulting to support the application. The statement sets out that the proposed development can achieve a 31.9% reduction in carbon dioxide emissions compared to the Building Regulations Part L 2013 baseline.
- 8.6.2. The proposed design utilises improved fabric parameters and high efficiency LED lighting throughout in conjunction with a Variable Refrigerant Flow (VRF) system, which utilises Air Source Heat Pump (ASHP) technology and high efficiency ventilation with heat recovery for the office area. As well as this other natural means of reducing CO2 include tree planting and waste facilities to encourage recycling and a reduction in waste.
- 8.6.3. Additional energy efficiency measures have been incorporated into the design including enhanced fabric properties and an energy efficient lighting strategy.
- 8.6.4. The report concludes that as a result of the improvements the building and implementation of high efficiency systems that the energy strategy complies with Building Regulations Part L2A and policy G2 of the Rochdale Core Strategy.

8.7 EXTERNAL LIGHTING

- 8.7.1. A Lighting Assessment accompanies the submission (also prepared by Crookes Walker Consulting). The assessment sets out the proposed external lighting scheme and provides guidance in terms of good practice to ensure obtrusive lighting is reduced.
- 8.7.2. The lighting scheme is based on energy efficient LED luminaires and seeks to illuminate architectural features of both the buildings and the external landscaping scheme. The external lighting also takes into consideration both the level and uniformity of lighting required for security, CCTV operation, safe movement of visitors, staff and residents to the buildings/landscaping around the site.
- 8.7.3. The lighting strategy seeks to reduce lighting pollution through mitigation such as preventing upward light pollution through a combination of optimal mounting heights and by utilising low energy efficient LED lighting luminaires that limit glare. The layout and type of lighting used takes into consideration and limits any possible impact on the surrounding amenity and landscaped areas.
- 8.7.4. From an ecological perspective, the lighting scheme has been assessed and deemed appropriate. There will not be no harm to any neighbouring habitats.
- 8.7.5. The lighting strategy has been carefully generated to ensure the immediate environment has been protected. The development is therefore in accordance with policy G9 of the Rochdale Core Strategy.

8.8 FLOODING AND DRAINAGE

Flood Risk

- 8.8.1. A Flood Risk Assessment (FRA) prepared by Ridge accompanies the application. It investigates the potential flood risk impacts of the proposed development and is considered proportionate to the degree of flood risk and to the scale, nature and location of the development.
- 8.8.2. The flood maps provided by the Environment Agency (EA) locate the site within Flood Zone 1, i.e. and defined as having an annual probability of fluvial flooding of less than 1 in 1000 in any year

(<0.1%). As a requirement of the NPPF (2021) and accompanying National Planning Practice Guidance (NPPG), the proposed development has to satisfy the requirements of the Sequential Test and where applicable the Exception Test.

- 8.8.3. The sequential test under the NPPF (2021), Zone 1 is defined as low probability flood risk. The proposal is for a new Commercial Development, which in line with Table 2 is classified as 'Less Vulnerable'. Placing both these criteria into Table 3 (Flood Risk Vulnerability and Flood Zone 'Compatibility'), Less Vulnerable development in Flood Zone 1 determines that 'Development is Appropriate'.

Drainage

- 8.8.4. A Drainage Strategy (also prepared by Ridge) accompanies the application. The strategy responds to the relevant policy and guidance and is based upon an assessment of the existing site connections, the FRA and site investigations.
- 8.8.5. The strategy has been worked up on the basis that brownfield sites within the jurisdiction of Rochdale Metropolitan Borough Council are required to reduce the existing peak discharge rate by 50%.
- 8.8.6. The outline surface water drainage strategy is to collect runoff from the roofs and other site areas and direct it to new below-ground surface water drainage pipework. This pipework will discharge through the existing private surface water network to outfalling into a watercourse to the east.
- 8.8.7. The discharge rate will be restricted to the 50% existing brownfield run off rates. In turn this will generate surface water attenuation volumes which will be contained within geocellular storage prior to outfall.
- 8.8.8. The proposed drainage layout for the new development site will be designed in accordance with Design & Construction Guidance (DCG), BS EN 752: 2008 and Building Regulations Part H guidance, i.e. up to the 30-year storm return period criterion and tested for the 1 in 100 year return period including a 40% increase to account for climate change to confirm that there is no flood risk to the building.
- 8.8.9. The outline foul water drainage strategy is to connect to the existing foul drainage network of the Business Park. This then passes through an onsite sewage treatment plan and ultimately into the watercourse to the east. There would be very limited increase in the foul water discharge rates generated by the new development.
- 8.8.10. The above is considered an acceptable solution in relation to drainage and will ensure that the development does not create any additional flood risk issues for the local area.
- 8.8.11. The proposed drainage design and approach to flood risk mitigation therefore accords with policy G8 of the Core Strategy and paragraph 167 of the NPPF.

8.9 GROUND CONDITIONS

- 8.9.1. The application is accompanied by a Desk Study/Phase I Geo-environmental Risk Assessment prepared by Applied Geology. The desk study provides an overview of the potential hazardous substances or conditions on or the near the site whilst establishing the anticipated geological conditions.

- 8.9.2. The assessment sets out that it is considered there is a low to medium risk of contamination and that further surveys should be undertaken.
- 8.9.3. Given the cohesive nature of drift deposits, soakaway drainage is unlikely to be a viable option. Attenuation storage has been suggested as a result.
- 8.9.4. Subject to further investigations, the development proposals thereby accord with the requirements of Core Strategy policy G9.

8.10 NOISE

- 8.10.1. A Noise Assessment prepared by BWB accompanies the submission. The noise report establishes the noise climate in the surrounding area and whether the proposed operations at the site, taken as a worst case scenario, would give rise to any adverse impacts from a noise perspective.
- 8.10.2. The report provides a comprehensive overview of the proposal and the operations/plant which are likely to result in noise disturbances. The assessment has accounted for HGV movements, car parking activity and fixed plant associated with the development.
- 8.10.3. The assessment has shown that noise from HGV movements, in particular HGV arriving/departing movements at the turning circle, could give rise to an adverse impact during the night-time period, with an exceedance above background of 6dB at the nearest receptor. As such, a noise barrier is proposed in order to reduce any potential impact from the delivery vehicles arriving and departing. The barrier separates the HGV yard from the car parking area.
- 8.10.4. The assessment indicates that, with the implementation of the barrier mitigation measure, noise from HGV movements during the proposed periods is likely to give rise to a low impact at the nearest receptor.
- 8.10.5. In light of the above, the proposal will not result in an adverse impact in terms of noise and therefore the proposal is in full accordance with policy G9 of the Rochdale Core Strategy and paragraph 185 of the NPPF.

8.11 CRIME IMPACT STATEMENT

- 8.11.1. A Crime Impact Statement prepared by Adrian Murphy confirms the proposed scheme will be safe and secure.
- 8.11.2. The statement outlines that currently there are no particular issues with the security of the business park or of the proposed unit. The development is considered to have several positive aspects to security such as redeveloping unsightly parts of the wider business park in addition to removing external storage of plant and goods.
- 8.11.3. The statement outlines a number of mitigation measures and enhancements in relation to boundaries, lighting, perimeter fencing and service yards which could be implemented across the site and unit itself to increase security. Where possible, these measures have been included within the design and will be implemented once the development is occupied.
- 8.11.4. In this respect, this scheme accords with paragraph 92 of the NPPF which highlights that development should create safe, inclusive and accessible places which promote health and well-being.

9 PLANNING BALANCE AND CONCLUSION

- 9.1.1. This planning application seeks approval for full planning permission for the erection of 8,153 sqm GIA of B2/B8 floorspace including ancillary office space at Birch Business Park, Heywood.
- 9.1.2. The unit has been designed for Restore PLC who require more storage space. The proposal will see Birch Business Park become part of Restore's strategic plan for the North of England, delivering jobs and local investment. As the development is occupier led, there is certainty that the significant benefits associated with the development will be delivered. The proposal is success story for Birch Business Park and Rochdale.
- 9.1.3. The proposed development will meet a borough wide and local need for employment whilst assisting the Council in delivering a strategic employment allocation. The NPPF is focused on building a strong and competitive economy, reusing brownfield land and supporting sustainable development.
- 9.1.4. This statement has set out that very special circumstances exist which outweigh any identified harm to the Green Belt.
- 9.1.5. Supporting landscape work has been undertaken to assess the proposals impact on the wider landscape and principles of the Green Belt, which will not be undermined as a result of the development. A comprehensive landscape strategy accompanies the proposals and ensures that the sites southern and western boundaries are enhanced and strengthened by additional tree and hedge planting. The development will be suitably screened from the public realm and integrates well with the surrounding business park.
- 9.1.6. There are a number of significant benefits associated with the development which outweigh any harm to the Green Belt including;
- The significant need for additional employment land across the Borough, the proposal reduces the amount of floorspace which must be accommodated elsewhere within the Borough;
 - Significant economic benefits including;
 - Creation of temporary employment during the construction phase equivalent to circa 27 construction workers being employed on a full-time basis for twelve months;
 - Full-time employment once operational equating to up to 30 full time jobs;
 - Additional expenditure in the local economy, equating to additional GVA of £1.98 million in the construction phase and £1.34 million annually once operational; and
 - Promoting further investment within the Borough;
 - Bringing more of Restore's operations to Birch Business Park making it part of their strategic plan for the North of England;
 - Commitment to the recently occupied Unit D alongside this proposal for additional storage space;
 - Development designed for an operator's requirements providing certainty that the development and associated benefits will be delivered in the short term;
 - Efficient redevelopment of a currently brownfield site which makes optimal use of the site taking into account the wider well-established business park and need for additional employment sites across the borough;
 - Assisting the Council in delivering strategic aspirations for the site and wider area;

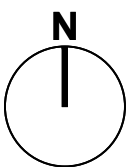
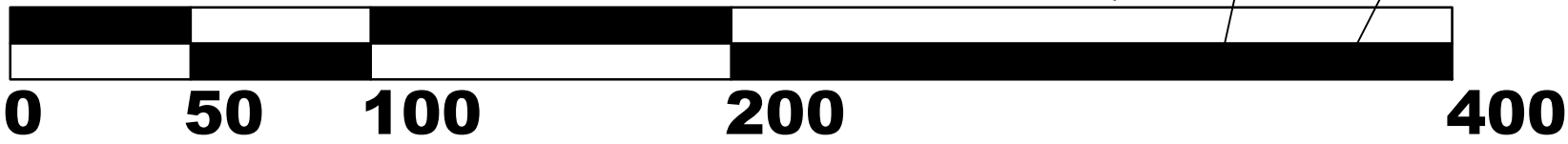
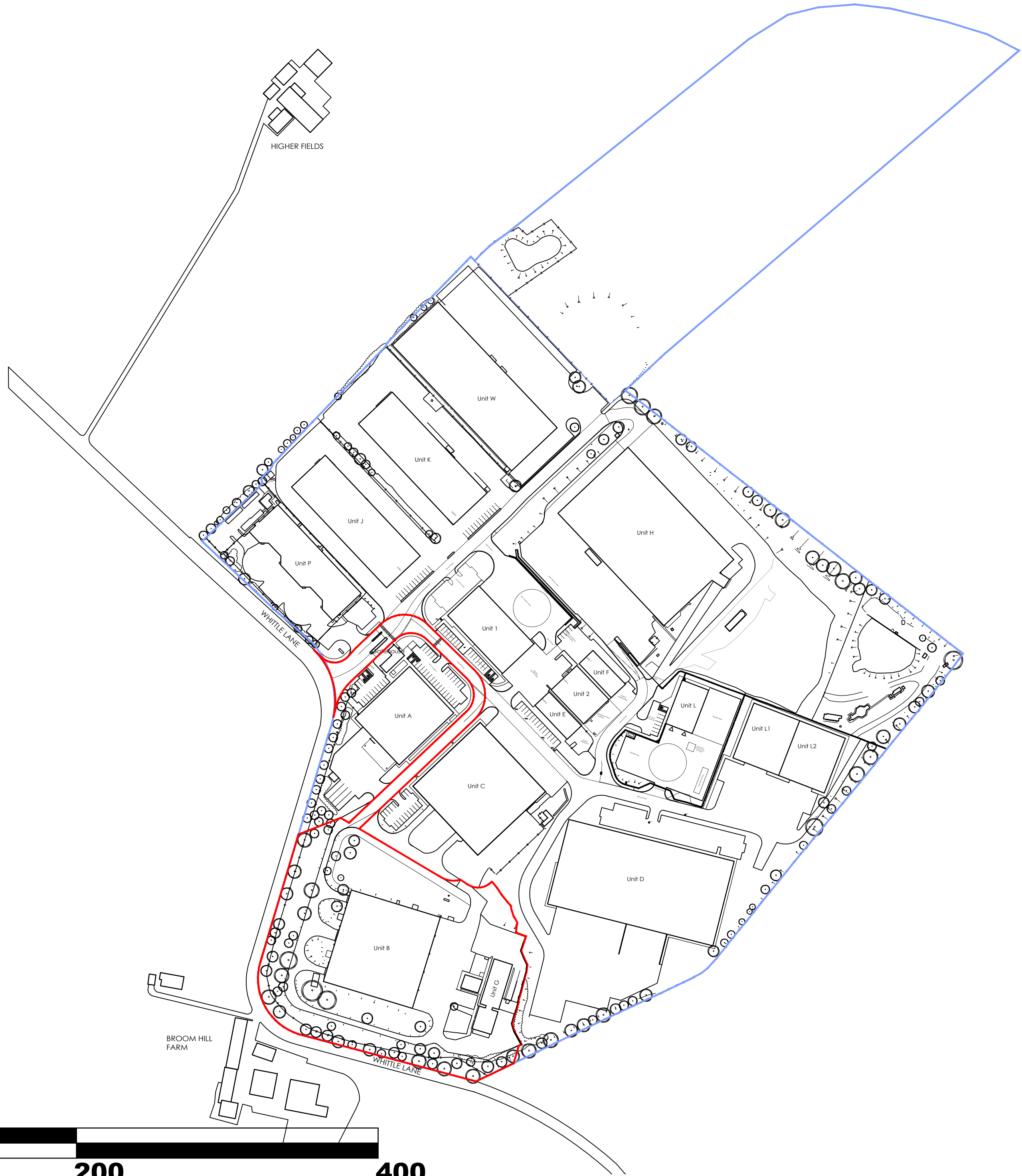
- Social benefits through significant job creation both during construction and once operational with a range of positions created. New employment would be accessible to a range of the local community including disadvantaged residents of the Borough;
- Environmental benefits such as new landscaping and tree planting with a net gain in biodiversity; and
- Improvements in sustainability through the reduction of vehicle movements associated with consolidating Restore's operations in one location and the potential use of electric vehicles.

- 9.1.7. In addition to the above benefits, the application is supported by a suite of technical assessments that clearly demonstrate that the proposed development is technically and environmentally acceptable in terms of design, highways impact, flood risk/drainage, landscape and ecological impact.
- 9.1.8. The principle of development is acceptable and has long been established, and the extensive technical assessments demonstrate that the proposed development clearly constitutes sustainable development.
- 9.1.9. This statement has set out that very special circumstances exist which outweigh any minor harm to the Green Belt. As such the proposal is in accordance with the Development Plan and should be supported.

Appendix A

SITE LOCATION PLAN





General Notes

All site dimensions shall be verified by the Contractor on site prior to commencing any works.

Do not scale from this drawing.

Only work to written dimensions.

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- Planning Boundary
Site Area 6.11 Acres (24,726 sqm)
- Business Park Boundary

Revision	P01	Issued for Planning	01.09.21	JB
Scale	1:2000@A2			
Status	PLANNING			
Drawn by	JB			
Date	27.08.21			
Client	Yeargate Ltd			

Project
Birch Business Park - Unit B

Drawing Description
Site Location Plan

Drawing No. 21033_PL01 Rev. P01

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Appendix B

PROPOSED SITE PLAN





General Notes

All site dimensions shall be verified by the Contractor on site prior to commencing any works.

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Planning Boundary
Site Area 6.11 Acres (24,726 sqm)

Business Park Boundary

P05	Additional landscaping added in accordance with Landscape proposals. 2no. Parking spaces removed. Amenity space added, acoustic fence relocated.	15.03.22	ME
P04	Extent of hedgerow reduced	05.10.21	JB
P03	Proposed FFL raised from 131.40m to 132.40m	29.09.21	JB
P02	Landscape proposal undertaken	13.09.21	JB
Revision P01	Issued for Planning	27.08.21	JB

Scale 1:500@A2
Status PLANNING
Drawn by JB
Date 27.08.21
Client Yeargate Ltd

Project Birch Business Park - Unit B

Drawing Description
Proposed Site Plan

Drawing No. 21033_PL03

Rev. P05

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