

## Planning Statement

### North Bierley Phase 2 / Land at Interchange Way

October 2026

1. This addendum has been prepared to support a Reserved Matters application submitted pursuant to outline permission reference 2021/60/94208/E. That permission approved the following:

*Outline application for re-development of former waste water treatment works, including demolition of existing structures to provide employment uses (Use Classes E(g)(ii); E(g)(iii); B2 and B8)*

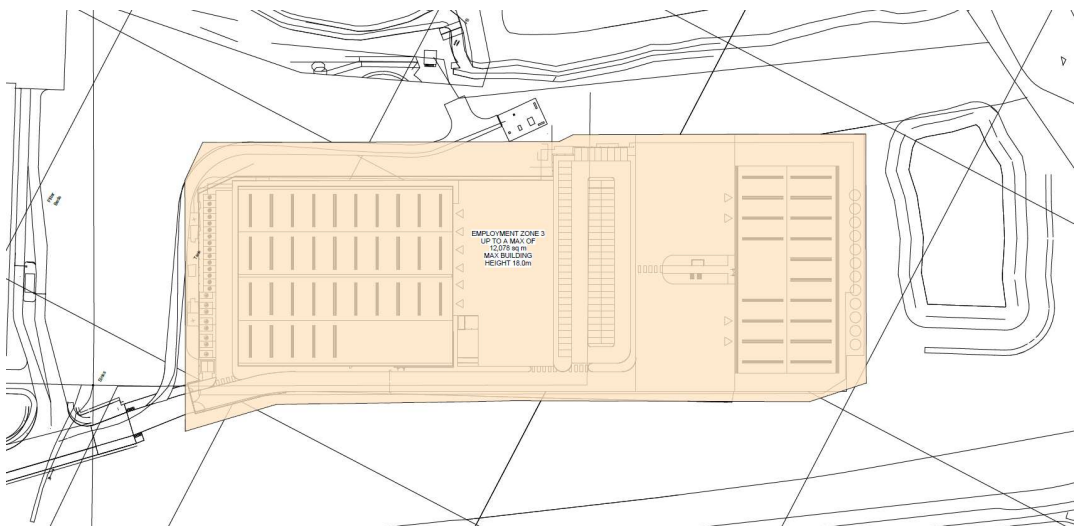
2. That permission required the submission of various technical report and details at Reserved Matters stage, and those documents accompany this application. The outline also required the development to accord with certain parameters set by KPP drawing 1773 01 223.
3. As this statement supports a development that has already achieved planning permission, the key issue for this statement to address is whether the proposed reserved matters submission accords with that permission. The principle of development, and matters concerning key impacts- including visual effects, traffic impacts and effects on biodiversity- have all been approved. This application is primarily concerned with the detailing of the proposed development.

#### **Accordance with Approved Parameters**

4. The approved parameters plan is extracted below:



5. As can be seen, the following key parameters need to be met:
  - Maximum 12,078 sqm of employment uses
  - Maximum building height of 18m
6. The proposed development is two units, both with a height of 17.8m. Unit 1 is 60,000sqft (5,574sqm) and Unit 2 is 31,800sqft (2,954 sqm) giving a total area of 8,528sqm. Both scale parameters have been met by the current proposal.
7. The area of the proposed development also accords with the “development area” shown on the approved parameters plan, as shown by the overlay plan extracted below:



#### Consideration of details not previously provided

8. The proposed development now includes details that were not provided at the time of the outline- notably the matters that were reserved for consideration at this stage.

9. The application is accompanied by detailed landscape and drainage proposals. These form the basis of the “landscape” reserved matter and accord with the approach envisaged at outline stage. The aim is to create a well landscaped setting for the development, which- due to land quality constraints- is unusually “green” for a development of this type. The detailed proposals are considered to provide a well landscaped and biodiverse setting for the development, with wildflower meadows across the site, and tree planting located where it can contribute to existing tree belts and assist with softening views of the site from external viewpoints.
10. The site access options for this site are extremely limited. The proposed access utilises the only option available, which is the same as that considered at outline stage. This was the subject of considerable discussion at outline stage and the applicant is keen to avoid deviation from the agreed approach with this application.
11. The appearance of the proposed development is typical of industrial and distribution buildings of this scale. The units are for a particular occupier, but utilise a style, colouring and materials that work well with the nearby buildings on the wider estate.
12. The requirements of Local Plan policy LP24 have been reviewed and it is considered that these policy expectations can be met. The buildings will be secure, energy efficient, accessible and the form scale and layout accord with the parameters that were deemed to be acceptable at outline stage. Other considerations- including biodiversity, green infrastructure and arboricultural interests have all been considered at outline stage and are controlled by conditions.
13. The layout and scale matters are all set by the parameters, and the provision of two units, rather than the single unit envisaged at outline stage, remains within those parameters. These buildings will meet the occupier’s requirements and have been positioned to make efficient use of this scarce allocated site.

#### **NPPF Update**

14. NPPF has been updated and re-issued since the outline application was approved. As Reserved Matters are a form of detailing, rather than an opportunity to revisit matters of principle, that change in policy is not relevant to this application.
15. However, the site remains allocated and the fundamental policy direction of encouraging employment development has not changed- arguably there is now greater emphasis given to the importance of securing economic benefits from developments of this type.

#### **The need for EIA**

16. The application was also accompanied by an Environmental Statement (ES). As the Council will be aware, there is potential for EIA to be required at Reserved Matters and even Discharge of Conditions stage. However, that is only warranted when new information is available that fundamentally changes the basis of the assessment undertaken in the original ES.

17. In this case, there has been no change in baseline as the site maintenance regime has not changed and there are no new sensitive receptors that have been created since the grant of this permission. The development also accords with the parameters assessed, as discussed above.
18. It is therefore concluded that a review of the ES is not required as a result of this application.

### **Conclusions**

19. This application is a reserved matters application, that accords with the approved outline in all respects. The detailed matters that were not considered when planning permission was granted are submitted for detailed consideration. These are considered to meet local policy expectations and raise no issues of concern that suggest that this application should be refused.
20. For completeness, it is confirmed that the NPPF revisions make no fundamental differences to the Council's consideration of this application, and; that a review of the effects of this development on the environment, as reported in the EIA for this wider development, is not required in this case.
21. The applicant is a local occupier and this proposal is intended to meet their needs. The applicant would be grateful if this application can be validated and determined as expeditiously as the Council can achieve.
22. The applicant suggests that the presumption inherent in S38(6) of the Planning Act continues to apply in this case, as the development accords with the Development Plan and no material considerations have been identified that suggest refusal. Indeed, securing a new home for an important local business is a material benefit that supports granting this application.
23. We, therefore, request that reserved matters approval is granted.