

LOCATION: PLOT A, TRADE CITY, FORMER BAE SYSTEMS, LYON WAY, FRIMLEY, CAMBERLEY

PROPOSAL: Erection of 1 no. research and development/light industrial/general industry/warehouse building (Class B1b/B1c/B2/B8) with ancillary offices, car parking and landscaping and associated development.

TYPE: Full Planning Application

APPLICANT: c/o Agent
Kier Property Developments Limited

OFFICER: Duncan Carty

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This is a full application for the erection of 1 no building with a commercial floorspace of 5,995 square metres, falling within research and development (Class B1b), light industrial (Class B1c), general industrial (Class B2) and storage and distribution (Class B8) uses within Trade City, formerly the BAE Systems site. The site is part of the Lyon Way Business Park. Access to the site would be from Lyon Way. This proposal would provide an alternative development to that approved by planning permission SU/16/0199 for this part, Plot A, of the Trade City development.
- 1.2 The report concludes that there is no objection to the principle of the development and the opportunity to deliver economic development on this underused site should be given significant weight. The development would be sympathetic to the character of the Business Park and could be accommodated without causing harm to the residential amenities enjoyed by the occupants of the surrounding residential properties. Under permission SU/16/0199, no objections were raised in respect of highway matters or the impacts on flooding or drainage. Subject to comments from the County Highway Authority and the Lead Local Flood Authority respectively, no objections are again raised.

2.0 SITE DESCRIPTION

- 2.1 The application site equates to a vacant plot (A) with an area of 0.8 ha site located to the north of Trade City, within the Lyon Way Business Park. Plots D, E, F and G, to the south, have been recently built at the site. Plots B and C remain vacant with Plot B located in the north east corner of Trade City, adjacent to the application site.
- 2.2 Plot A shares its northwest boundary with the Albany Park Industrial Estate. The remaining boundaries for these plots are with other parts of Trade City.
- 2.3 The site falls within an "Industrial Estates and Infrastructure" character area as defined by the Western Urban Area Character SPD 2012 within which such land is described as having "*flat, low level, hard urban landscapes*".

3.0 RELEVANT HISTORY

The wider Trade City site has an extensive history, of which the following is most relevant:

- 3.1 SU/12/0821 Hybrid application (part outline, part full) for the erection of four Class B1c/B2/B8 buildings (A, B, C and G) together with parking and servicing areas layout and means of access to be considered, all other matters reserved. Full planning permission for the demolition of existing buildings and the erection of three Class B1c/B2/B8 buildings (D, E and F) together with parking and servicing areas. Approved in April 2013. Partly implemented (i.e. Plots D, E and F).

Condition 3 of this permission limited the height and floorspace for outline units within this development.

- 3.2 SU/13/0626 Removal of Condition 20 of hybrid permission SU/12/0821 to allow the removal of the restriction on operating hours for the approved development (with operating hours limited from 7am to 10pm Mondays to Saturdays only). Refused in November 2013 and subsequent appeal allowed in May 2014.

This appeal decision removed any limitations on operating hours at the Trade City business park.

- 3.3 SU/14/0257 Approval of reserved matters pursuant to hybrid planning permission SU/12/0821 in relation to the erection of Building G for Class B1c/B2/B8 purposes, matters to be determined include scale, appearance and landscaping. Approved in June 2014 and implemented.

- 3.4 SU/16/0095 Erection of 2 no. Class B1c/B2/B8 buildings and ancillary offices and accommodation with parking and landscaping for Plots B and C. Approved in July 2016.

- 3.5 SU/16/0199 Erection of 1 no Class B1c/B2/B8 buildings and ancillary offices and accommodation with parking and landscaping for Plot A. Approved in July 2016.

4.0 THE PROPOSAL

- 4.1 This proposal is to erect 1 no building for a commercial floorspace of 5,995 square metres, falling within research and development (Class B1b), light industrial (Class B1c), general industrial (Class B2) and storage and distribution (Class B8) uses, on a vacant plot (Plot A) within the Trade City development, with associated development including an antennae fixed to the roof, with roof level access. This is an alternative to the element of the hybrid permission SU/12/0821 and the development under planning permission SU/16/0199. The following table compares the proposal with these permitted schemes:

	SU/12/0821	SU/16/0199	Proposal
Max ridge height	15.8m.*	14.3m.	13.0 m.
Floorspace	3,500 sq.m.*	3,980 sq.m.	5,995 sq.m.
Footprint	3,415 sq.m.	3,444 sq.m.	3,069 sq.m.
Predominant width	50m.**	50.8 m.	55.0m.
Predominant depth	68.3m.**	67.8m.	55.8m.
Parking provision	45 spaces**	38 spaces	95 spaces

*As limited by Condition 3 of SU/12/0821

** As shown on the approved drawings for SU/12/0821

The proposal provides a building with an increased floorspace (by 2,015 square metres over the planning permission SU/16/0199 and 2,495 square metres over this part of the hybrid scheme SU/12/0821). The proposed building would have a reduced depth with a marginal increase in width. The building would have a reduced maximum ridge height (by about 1.3 metres over the planning permission SU/16/0199 and 2.8 metres over this part of the hybrid scheme SU/12/0821). However, it is noted that the stair column extends the building to a maximum height of 14.3 metres (to allow the roof platform access) and the antennae rises to a height of 18 metres above ground level.

- 4.2 The proposal would provide parking at a level of 95 spaces (one car space per 63 square metres of floorspace; compared with one car space per 78 square metres for this part of the hybrid scheme SU/12/0821 and one car space per 105 square metres for the approved scheme SU/16/0199).
- 4.3 Associated development to be provided include access gates and turnstile, electricity sub-station, ground level condensers and pump house (with associated screen) and sprinkler tank.

5.0 CONSULTATION RESPONSES

- 5.1 County Highway Authority No comments received to date. No objections were raised to the previous schemes. Any formal comments will be provided as an update for the Committee.
- 5.2 Environment Agency No comments received to date. No objections were raised to the previous schemes. Any formal comments will be provided as an update for the Committee.
- 5.3 Environmental Health No comments received to date. No objections were raised to the previous schemes. Any formal comments will be provided as an update for the Committee.

- 5.4 County Local Lead Flood Authority No comments received to date. No objections were raised to the previous schemes. No objections were raised to the previous scheme SU/16/0199. Any formal comments will be provided as an update for the Committee.
- 5.5 Arboricultural Officer No objections (verbal).

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report, there were no representations in support and one representation have been received which raise the following objections:
- Impact on noise and light pollution [See *paragraph 7.6*]
 - Impact on flooding [See *paragraph 7.7*]

7.0 PLANNING CONSIDERATIONS

- 7.1 The application site is located within a Core Employment Area within the settlement of Frimley. As such Policies CP2, CP8, CP11, CP12, CP14, DM9, DM10 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); and the National Planning Policy Framework (NPPF) are relevant to the consideration of this application along with advice in the Western Urban Area Character SPD 2012. Planning permission SU/16/0199 is also a material consideration in the determination of this application.
- 7.2 Having regard to the above it is considered that the main issues to be addressed in determining this application are:
- The principle of the development for the proposed uses;
 - The impact of the development on the character and the appearance of the area;
 - The impact of the development on residential amenities;
 - The level of parking and the impact of the development on highway safety; and
 - The impact of the development on drainage and flood risk.

7.3 The principle of the development for the proposed uses

- 7.3.1 The application site falls within a Core Employment Area as identified by the proposals map and Policy CP8 advises that, within such areas, development for light industrial, general industrial and storage/distribution uses will generally be encouraged and the policy seeks to prevent the loss of such uses within these areas. The retention of Core Employment Areas and redevelopment of underused sites within these areas is essential to ensure that the Council's jobs targets are met and to deliver economic development within the Borough.

7.3.2 The application seeks a development comprising research and development, light industrial, general industrial and storage/warehouse uses and while the exact use is currently unknown, all the proposed uses are appropriate uses for the Core Employment Area. In addition, the principle for such development was obtained through the hybrid permission SU/12/0821 and subsequent planning permission SU/16/0199. Accordingly it is considered that the proposal meets the objectives of Policy CP8 of the CSDMP.

7.4 The impact of the development on the character and the appearance of the area

7.4.1 The application site is located on part of the Lyon Way Business Park, a development of mostly commercial buildings with large areas of car parking. The area has a distinctly commercial character, however, the business park benefits from some landscaping which softens the appearance of the units. The current proposal would provide a landscaped strip to the road frontage, and seeks the retention of two minor trees to the site edge.

7.4.2 While the development would provide significant amounts of hardstanding for car parking and servicing, there will be scope for soft landscaping.

7.4.3 It is therefore considered that the development would contribute to the character and the quality of the Lyon Way Business Park and would not detract from the character or the appearance of the surrounding area. The development would meet the objectives of Policy DM9 of the CSDMP.

7.5 The impact of the development on residential amenities

7.5.1 While the application site is located within an existing business park, Plot A lies some distance from the nearest residential properties in Station Road, with Buildings (D-G) located in between. The size and form of the development would not have any adverse impact on these properties.

7.5.3 Whilst the comments of the Environmental Health Officer are awaited, no objection were raised on noise grounds were raised under proposal SU/16/0199. This was subject to conditions to control noise (including a mitigation scheme such as insulation for each unit). As such, no adverse impact from noise emanating from the site is envisaged to local residents.

7.5.4 Having regard to the above, and subject to conditions and the comments of the Environmental Health Officer, the development proposed would not materially impact on the residential amenities enjoyed by the occupants of the surrounding residential properties. Accordingly the development would meet the objectives of the relevant section of Policy DM9 of the CSDMP.

7.6 The level of parking and the impact of the development on highway safety

7.6.1 The application site is accessed from Lyon Way, through the Trade site. Lyon Way links to the wider highway network at the Frimley Road and includes a traffic light controlled junction. The County Highway Authority has not responded to date but did not raise an objection to the development under the hybrid permission SU/12/0821 or planning permission SU/16/0199.

- 7.6.2 The amount of development (floorspace) would be increased under this application but an improved car ratio would be provided meeting the parking standards.
- 7.6.3 In light of the above and subject to the comments of the County Highway Authority, it is considered that the application would meet the objectives of Policy CP11 and Policy DM11 of the CSDMP.

7.7 The impact of the development on drainage and flood risk

- 7.7.1 A watercourse passes though the site and this is a source of flooding to the site and some of the adjoining properties. Most of the site is in Flood Zone 1 and some of the northern section of the site is within Flood Zone 2 and 3. The applicant has provided a Flood Risk Assessment for the site which seeks to demonstrate that, through mitigation and the design of the development, the site could be developed without increasing the risk of flooding on the site and without increasing flood risk of the properties surrounding the site. This would be achieved setting the heights of buildings above the 1 in 100 year flooding event level.
- 7.7.2 In 2015, the Government introduced new guidance requiring, along with the responsibility for surface water drainage (i.e. the Local Lead Flood Authority (LLFA)) transferring from the Environment Agency to Surrey County Council, which has required greater scrutiny of the required drainage strategy prior to determination (rather than dealing later with these details by condition). This has provided more robustness in the decision making process on drainage matters.
- 7.7.3 The current proposal would have a reduced footprint from the approved schemes under SU/12/0821 and SU/16/0199, for which the Environment Agency and LLFA raised no objections. Whilst, the comments of the Environment Agency and LLFA awaited, it is considered prudent to add the same drainage/flood risk conditions as for planning permission SU/16/0199.
- 7.7.4 Subject to these consultation responses and conditions, the development would meet the objectives of Policies CP2 and DM10 of the CSDMP.

7.8 Other Issues

- 7.8.1 It is an objective of the planning process to promote biodiversity where such improvements can be secured. The provided ecological assessment relates to the wider Trade City site. However, notwithstanding this assessment, biodiversity enhancements have occurred elsewhere on the Trade City site, secured through Condition 5 of hybrid permission SU/12/0821, through the delivery of native planting and the better management of the green space near the pond, and along the drainage ditch south of Plots D-G and immediately to the north west of Station Road.

8.0 CONCLUSION

- 8.1 There is no objection to the principle of the development and the opportunity to deliver economic development on this underused site should be given significant weight.

The development would be sympathetic to the character of the Business Park and could be accommodated without causing harm to the residential amenities enjoyed by the occupants of the surrounding residential properties. The development would not increase the risk of flooding on this site or adjoining properties. The development would include a suitable level of off street car parking, would not give rise to conditions prejudicial to highway safety. The application is therefore recommended for approval.

10.0 RECOMMENDATION

GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The proposed development shall be built in accordance with the following approved plans: TP4-01 Rev. B, TP4-02 Rev. A, TP4-03 Rev. D, TP4-04 and 9090 Rev A, unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

3. The building works, hereby approved, shall be constructed in external fascia materials as indicated on the approved drawing 1494-TP3-03.

Reason: In the interests of the visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

4. No development shall take place on site until details of the proposed finished ground floor slab levels of all building(s) and the finished ground levels of the site including roads, private drives, etc. in relation to the existing ground levels of the site and adjoining land, (measured from a recognised datum point) shall be submitted to and approved by the Local Planning Authority. Once approved, the development shall be built in accordance with the approved details.

Reason: In the interests of the visual and residential amenities enjoyed by neighbouring occupiers and the occupiers of the buildings hereby approved in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

5. No development shall take place until a Method of Construction Statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding
- (f) hours of operation during the site clearance/preparation and construction phases
- (g) confirmation in writing that there will be no on-site burning of material during the site clearance/preparation and construction phases

has been submitted to and approved in writing by the Local Planning Authority.

Only the approved details shall be implemented during the site clearance/preparation and construction period.

Reason: The condition above is required in order that the development should not prejudice residential amenities or highway safety nor cause inconvenience to other highway users and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

6. Prior to the commencement of the construction of the development, a scheme shall be submitted to and approved by the Local Planning Authority to demonstrate that 10% of the energy demand of the unit can be delivered through on-site renewable or low carbon energy sources. Once approved, the measures shall be implemented on site and shall be made operational prior to the occupation of the development.

Reason: In the interests of sustainability and to accord with Policy CP2 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7. The parking spaces shown on the approved plan shall be made available for use prior to the first occupation of the development and shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure the provision of on-site parking accommodation and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

8. 1. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved, and implemented prior to first occupation. The submitted details should also include an indication of all level alterations, hard surfaces, walls, fences, access features (including gates and turnstile),

the existing trees and hedges to be retained, together with the new planting to be carried out and shall build upon the aims and objectives of the supplied **BS5837:2012 – Trees in Relation to Design, Demolition and Construction** Arboricultural Method Statement [AMS].

2. All hard and soft landscaping works shall be carried out in accordance with the approved details. All hard and soft landscaping works shall be carried out in accordance with the approved details. All plant material shall conform to **BS3936:1992 Parts 1 – 5: Specification for Nursery Stock**. Handling, planting and establishment of trees shall be in accordance with **BS 8545:2014 Trees: from nursery to independence in the landscape**.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

9. All hard and soft landscaping works shall be carried out in accordance with the approved details. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development; otherwise all remaining landscaping work and new planting shall be carried out prior to the occupation of the development or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants, which within a period of five years of commencement of any works in pursuance of the development die, are removed, or become seriously damaged or diseased shall be replaced as soon as practicable with others of similar size and species, following consultation with the Local Planning Authority, unless the Local Planning Authority gives written consent to any variation.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

10. (i) No works pursuant to this permission shall commence until there has been submitted to and approved by the Local Planning Authority: a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2011; and unless otherwise agreed in writing by the Local Planning Authority, a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2011 identification of Potentially Contaminated Sites Code of Practice; and, unless otherwise agreed in writing by the Local Planning Authority, a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.(ii) The development hereby permitted shall not be occupied/brought into use until

there has been submitted to the Local Planning Authority verification by the competent person (indicated above) that any remediation work required and approved under the provisions above has been implemented fully in accordance with the approved details. Unless otherwise agreed in writing by the Local Planning Authority, such verification shall comprise:(a) as built drawings of the implemented scheme;(b) photographs of the remediation works in progress; and(c) Certificates demonstrating that imported and/or material left in situ is free of contamination.(iii) Thereafter the scheme shall be monitored and maintained in accordance with the approved remediation scheme.

Reason: To ensure that the risk from contamination can be managed and to accord with the National Planning Policy Framework.

11. No development shall take place until details of external lighting are to be submitted to the Local Planning Authority. Once approved the lighting shall be constructed in accordance with the approved details and implemented prior to first occupation of the development and thereafter retained in perpetuity. The details shall include full details of the lighting supports, posts or columns, a plan showing the location of the lights and full technical specification.

Reason: In the interests of residential and visual amenities and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

12. No development shall take place until a scheme for the noise attenuation of the building is submitted to and approved in writing by the Local Planning Authority. The building shall be so constructed and completed with such measures as approved before the building is first occupied.

Reason: In the interests of residential amenities and to accord with the objectives of Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

13. No development shall take place until details of how the sustainable drainage system, including any temporary drainage requirements, will be provided, protected and maintained during the construction process, how the system will cater for system failure or exceedance events, both on and off site, and how pollution risk will be mitigated have been submitted to and approved by the Local Planning Authority. The sustainable drainage system shall be provided in accordance with the approved details.

Reason: To ensure that the proposal has a fully considered sustainable drainage system failure process to limit flood risk and to comply with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

14. No development shall take place until the following drawings are provided to and approved by the Local Planning Authority. These scaled drawings (with a scale bar) shall include a finalised drainage layout detailing sustainable drainage system elements, pipe diameters and their respective levels; and long and cross sections of each sustainable drainage system element including details of root barriers and flow restrictions. Associated calculations shall also be provided. The sustainable drainage system shall be provided in accordance with the approved details.

Reason: To ensure that the sustainable drainage system is designed to technical standards and to limit flood risk and to comply with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

15. Prior to the first occupation of the development hereby approved, a verification report carried out by a qualified drainage engineer shall be submitted to and approved by the Local Planning Authority to demonstrate that the sustainable drainage system has been construction in accordance with the approved details pursuant to Conditions 13 and 14 above.

Reason: To ensure that the sustainable drainage system is designed to technical standards and to limit flood risk and to comply with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

16. The external lighting scheme for the development, hereby approved, shall be provided as indicated on the approved drawing 9090 Rev. A.

Reason: In the interests of the visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

17. Scaled elevation and external material details of the condenser units, sprinkler tank, pump house and smoking shelter shall be submitted to and approved by the Local Planning Authority prior to their installation/construction.

Reason: In the interests of the visual amenity of the area and to conform with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and advice in the Western Urban Area Character Supplementary Planning Document 2012.

Informative(s)

1. For the avoidance of doubt, the submitted planting plan 010 Rev. A is not acceptable, hence the requirement for Condition 8 above.