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Planning Services
Council Offices
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Hereford
HR4 0LE

Our Ref: EZ Plot 6 - 5434
Your ref:
Please ask for: Russell Pryce
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4th May 2023

Dear Heather

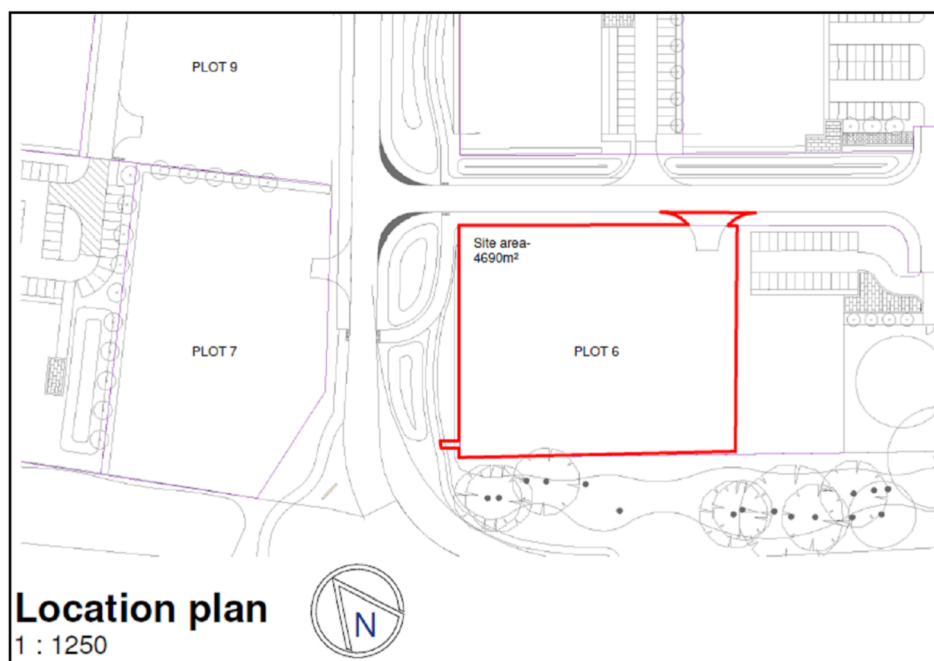
Site: Plot 6, North Magazine, Hereford Enterprise Zone, Rotherwas, Hereford, HR2 6SR

Description: Proposed new office and warehouse building and associated development including car parking and landscaping.

Please find enclosed plans and information required to seek your confirmation that the development meets the Enterprise Zone (EZ) terms and design requirements. Information to discharge the EZ planning conditions also included.

Site Location and Description

The site is located in the area known as North Magazine forming the north west quadrant of Hereford Enterprise Zone and north east of Thorn Business Park. Access is gained via a recently completed business park estate road connecting with the western end of Skylon View leading on to Vincent Carey Road to the south east. The site is identified in red on the location plan below.



Collins Design & Build Ltd Unit 5, Westwood Industrial Estate, Pontrilas, Herefordshire, HR2 0EL
Tel: 01981 240682 **Fax:** 01981 242926 **Email:** info@collinsdb.co.uk **Website:** www.collinsdb.co.uk
Company Reg No: 7083543 **Vat No:** 988 1883 48

The road and drainage infrastructure and strategic landscaping to serve this and other plots forming part of the North Magazine was completed last year and effectively define the boundaries of each plot. Plot 6 extends to 0.46 hectares and is surfaced with bound hardcore. The southern and western boundaries adjoin semi mature trees and newly landscaped areas and the northern and eastern boundaries border the estate road and other plots. Site levels are flat but the site is approx. 0.5M below the estate road level. Vehicular access is located on the north east corner of the plot.

The Applicants

The company was set up in 1988 in Hereford and has remained in Hereford for the duration, currently on their third site. The company has steadily grown over the last 25 years or so but since a management buy-out in 2019, turnover has increased by over █%. This has partly been as a result of growth in sales both in the UK and abroad and partly as a result of diversifying into new products. █

█ However, the recent growth and expansion into new areas is being hampered by the constraints of the existing site and building both in terms of building height, available floorspace and layout constraints.

The proposed new site and building will provide fit for purpose facilities to meet the current and future growth plans of the business. This will include a modern energy efficient building providing more office space, sales showroom, assembly and service area, training and academy for engineers and apprentices and significantly increased warehouse storage space.

Following a move to the new premises, the business is projected to achieve a further 35% increase in turnover by 2025. They currently employ 17 staff and anticipate a 30-50% growth in workforce to achieve the business plans/opportunities that they want to capture. This will be made up of technical, research and development, clerical, training and apprenticeships for school and college leavers.

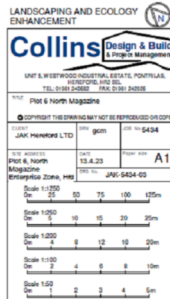
Proposal

LDO approval is sought for the construction of a building totalling 2446 sq.M gross internal floor area to be used as offices, warehouse, showroom, service and training and gym and associated parking and landscaping. The showroom is for the display of new products for trade customers only - there will be viewing or sales to visiting members of public. This will also be used for staff training on new products and equipment. The gym is ancillary to the primary use of the site and will be for staff members only.

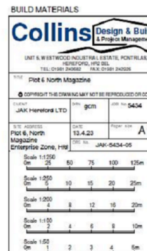
The site falls within the EZ LDO permitted development area. Consequently, in principle technical planning considerations such as flood risk and ecology have already been addressed. This submission therefore focuses on the specific requirements of the EZ LDO.

The site benefits from an existing 7.3M wide access road from the adopted highway which is designed in accordance with the highway design guide and an existing vehicular access into the site designed to accommodate full size HGV's.

The building occupies the western half of the site with staff parking and HGV loading and manoeuvring being at the eastern side. The offices are located at the southern end of the building providing an active frontage on to Skylon View estate road and footpath/cycle paths whilst also allowing the benefits of passive solar gain to be maximised. This is complemented by solar PVs on the roof.



The office component of the building is distinguished with a different palette of higher quality materials and larger areas of glazing that is defined with a projecting frame clad with a different shade of grey. A similar feature is included around the first floor glazing that wraps around the south western corner to enhance the architectural interest of this corner. Brise solei is also proposed on the south elevation larger windows to provide solar shading and additional depth and architectural interest to the principal elevation.



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The remaining elevations are broken up with blocks of vertical composite cladding in different shades of grey including a high level band of lighter grey that continues around all four elevations. The building also has deeper eaves to ensure the roof to elevation proportions are visually balanced.

The building is of comparable proportions and height to a previously approved development on the site. The scale is commensurate with the plot size and will leave adequate space for car, motorcycle, cycle and HGV parking and manoeuvring in accordance with adopted parking standards and the availability of non-car based travel options. A high proportion of electric vehicle parking spaces is also included and dedicated car share spaces.

The layout, design scale and appearance of the development accords with the LDO requirements alongside the requirements of Core Strategy policies SD1, MT1 and the NPPF.

Part B LDO Requirements

Plans

I enclose plans as set out below.

- Location and existing Site Plan/topographical survey
- Proposed site plan
- Proposed building elevations and floor plans
- External Materials
- Hard and soft landscaping and biodiversity enhancement plan
- Foul and surface water drainage
- Planting and ecology enhancement schedule

Landscaping

Hard Landscaping

The access, manoeuvring space, parking areas and building entrance access path will be tarmac

Soft Landscaping

This will comprise a mixture of three different trees species, Hornbeam hedge, mixed wildlife friendly shrub planting and wildflower grass seed mix. The objective being to soften and enhance and estate roadside frontage and build on the recently planted trees, hedges and landscaping that has taken place adjacent the site.

The planting has also been selected to enhance the biodiversity value of the site with berry producing and nectar rich shrubs. The planting is complemented by further biodiversity enhancement measures in the form of bat and bird boxes and a hedgehog house.

Boundary Treatment

This is identified on the hard and soft landscaping plan.

This will comprise 2.4M metre high paladin fencing, powder coated dark grey/anthracite to the east and part of the north and south boundaries with post and rail fencing to the remaining boundaries.

Schedule of Uses

The precise breakdown of gross internal floor areas is as follows:

B1 a offices (now class E)	507 square metres
B8 storage	1193 sq.m
Ancillary areas (reception, toilets, stairs, meeting rooms, kitchen/canteens, gym)	436 sq.m
Class F1 Ancillary training areas	100 sq.m
Class E ancillary showroom for the display of new products	210 sq.m

External facing Materials

These are detailed on the elevation drawings.

Foul and Waste Water Discharges

In terms of foul and waste water discharges, this will be confined to the toilets and canteen. There will be no wastewater discharges arising from any processes within the buildings. The table below summaries the population equivalent foul/wastewater discharges from the development based on the staffing levels on first occupation.

Business	No of people	Canteen (Y/N)	Conversion Factor (litres per person per day)	Total Litres	Residential Equivalent (Divided by 180)	Running Total (Residential Equivalents)
JAK Hereford Ltd	26 full time equivalent staff	Y	100	2600	14.4	N/A

Condition 3 - Framework Travel Plan

Accompanying this application.

Conditions 6 and 7 – Surface water drainage

A proposed foul and surface water drainage strategy plan is attached. There are already foul and surface water manholes within the site that connected into the strategic drainage infrastructure works serving the whole of the North Magazine recently completed by the EZ.

The foul will discharge into the existing sewer running south west from the site which discharges into Welsh Water adopted sewer. This is a gravity discharge and the EZ have designed the recently completed foul drainage works to accommodate the quantum of development proposed on this plot.

Surface water is to discharge into infiltration swales adjacent the site to the west and north of the estate road that have already been constructed. These interconnect with other swales running northwards into an attenuation pond before discharging into the Rive Wye. These have capacity to accommodate all surface water from the development to the required design standard of a 1 in a 100 year +40%CC storm event without the need for any on plot attenuation. Pollution control in the form of an interceptor will be installed prior to the discharge of any surface water from parking areas into the swales.

In terms of a schedule of works, the drainage will form part of the groundworks package and will be one of the first phases of work to ensure an operable surface water drainage system is in place as the impermeable areas increase.

Condition 8 - Flood resilience

The finished floor level of the building will be 51.475.

The plot is within North Magazine Norther Sub Catchment in the 2021 EZ Flood and Drainage Strategy. The minimum recommended FFL in this report is 50.78 – this being the 0.1% flood level which is higher than the 1% +CC with 300mm freeboard levels.

Consequently, the building will be flood free in all scenarios. Surface water will be directed to low risk areas such as parking and adjacent landscape areas in the event of a blockage or design exceedance of the drainage infrastructure.

Condition 9 – Flood evacuation plan

Accompanying this application.

Conditions 10/11 – Storage of oils, chemicals etc

N/A

Conditions 12 - Contamination

Attached is a phase 4 validation report which applies to this and other plots. This demonstrates that all required contamination and other risks identified in the desk study and intrusive investigations have been appropriately remediated in the works to level and prepare the plot including raising site levels. The only outstanding matter is consideration of gas protection measures and the detail of this will be submitted post planning approval and at the detailed design stage.

Condition 14 – Sustainability / Ecotonic

A design stage assessment has been carried out and the final report confirming design stage compliance is anticipated within the next two weeks

Condition 15 – External lighting

Detailed on drawing number JAK-5434-03. External lighting will be limited to building mounted LED floodlighting on the east elevation of the building.

I trust that this letter and submitted plans and information demonstrate that the Local Development Order Part A and B requirements have been met along with info to discharge the conditions.

If you require any clarification or further information, please do not hesitate to contact me.

Yours sincerely



Russell Pryce MRTPI
Planning Manager
CDB Planning and Architecture