Land East of Bryn Lane, Wrexham Industrial Estate

Planning Statement

July 2026

Q250979

Report

Contents

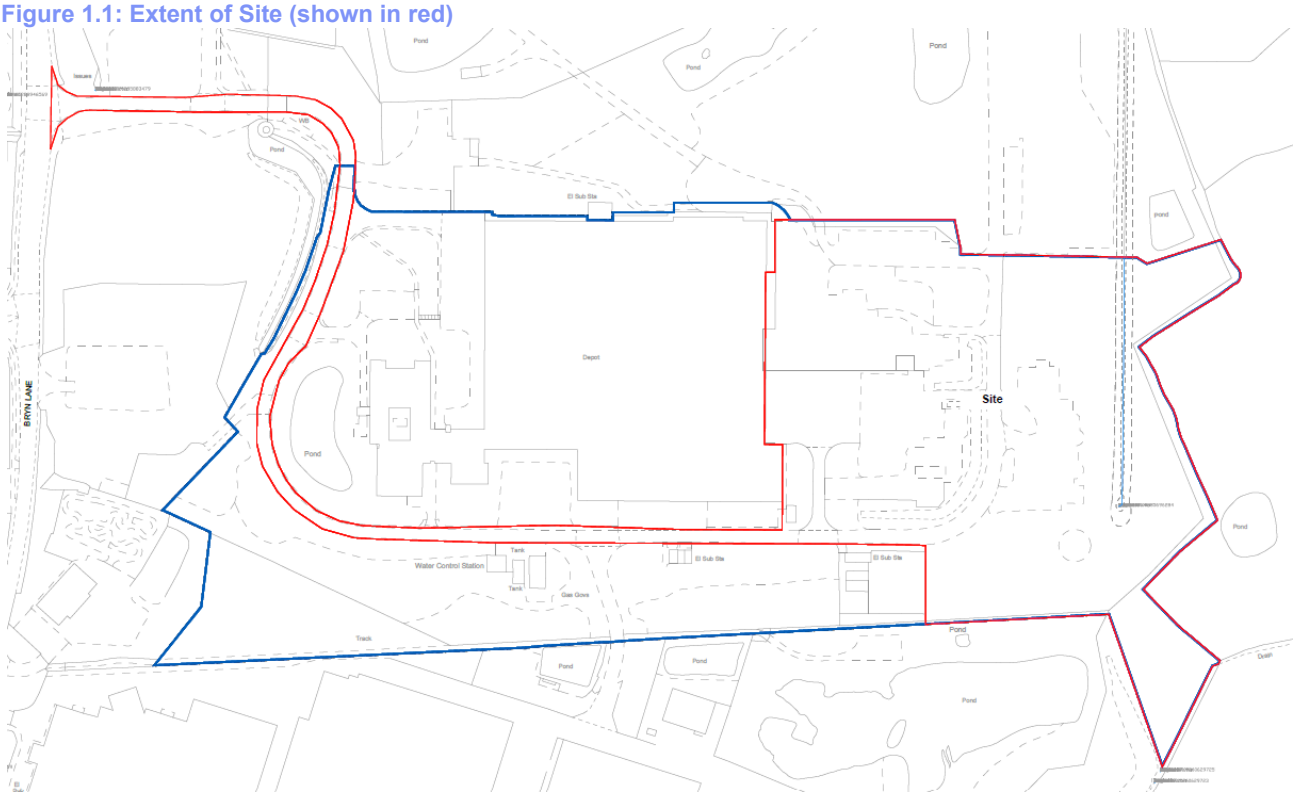
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1 Introduction

1.1 This Planning Statement is prepare made to on behalf 'Elite Onyx Properties (UK) SARL' (the "Applicant") to support an outline planning application for employment development at land to the east of Bryn Lane, Wrexham Industrial Estate ("the Site") within Wrexham Borough Council (WBC).

1.2 The extent of the Site is shown in Figure 1.1 below:

Figure 1.1: Extent of Site (shown in red)



1.3 The Site falls within the wider Wrexham Industrial Estate (WIE), the largest industrial estate in Wales. The Site lies adjacent to an existing warehouse occupied by the Very Group (also within the Applicant's ownership) along the eastern boundary of the WIE.

1.4 The proposal development will provide up to 15,000sqm of new floorspace for industrial and/or storage or distribution uses (Use Class B2 and/or B8). Development would either comprise an extension to the existing warehouse, or a separate standalone building. The application is submitted in outline, with all matters reserved excluding access.

1.5 The proposals have been discussed with WBC Planning Officers through the pre-application enquiry service. The principle of employment development at the Site is supported and encouraged by both national and local planning policy, as confirmed by Officers. Further information on the pre-application discussions and pre-application consultation (PAC) is provided within the Pre-Application Consultation Statement. A full list of all other supporting documents is set out below, as has been agreed with WBC Officers:

- Application Form
- Cover Letter

- Planning Statement
- Design and Access Statement
- Site Location Plan
- Parameter Plan
- Illustrative Masterplans
- Framework Travel Plan
- Transport Assessment
- Flood Consequence Statement and Drainage Strategy
- Shadow HRA and Appropriate Assessment
- Energy and Sustainability Statement
- Ecological Impact Assessment (including NBB) and GCN Mitigation Strategy
- Arboricultural Impact Assessment
- Phase 1 Ground Conditions Report
- Green Infrastructure Statement
- Pre-Application Consultation Statement

1.6 This report is structured as follows:

- **Section 2:** provides an overview of the site and surrounding area, as well as relevant planning history.
- **Section 3:** describes the development proposals.
- **Section 4:** sets out the relevant planning policy context.
- **Section 5:** addresses the principle of development and other key material planning considerations
- **Section 6:** discusses the planning benefits of the scheme.
- **Section 7:** concludes the report.

2 Site Context and Planning Background

The Site and Surroundings

2.1 The Site lies within the eastern boundary of the Wrexham Industrial Estate (WIE) and extends to approximately 5ha. The Site is approximately 5km west from Wrexham Town Centre.

2.2 WIE is over 550ha and is the largest industrial estate in Wales. It consists of standalone industrial sites, industrial estates, businesses parks, along with other ancillary facilities such as cafes, gyms, nurseries, children's indoor play areas, etc. It is home to over 340 businesses and supports employment for over 10,000 people. WIE is accessed to the north from the A534, linking to the A55 and onwards towards the M53 and M56, providing onward access to the national motorway network.

2.3 It is clear through numerous recent developments that WIE continues to benefit from a high level of demand for employment space, in a currently somewhat constrained area, with few vacant development sites remaining within the WIE boundary.

2.4 The Site largely comprises existing hardstanding associated from its past use as servicing and storage areas for the neighbouring warehouse, also within the Applicant's ownership. The existing servicing yard to the east of the existing warehouse is still in use and will be retained as part of the proposals. To the far east of the Site lies a drainage ditch with shrubs and tree planting beyond. The nearest sensitive uses to the Site comprise residential properties circa 285m to the east.

2.5 There are some level changes across the Site, with the existing servicing area sitting level with the Very Warehouse, whilst the remainder of the Site sits circa 4m lower. A Site Sections Drawing included within the Design and Access Statement to demonstrate the level changes across the Site.

2.6 Immediately to the west of the Site is the existing warehouse occupied by The Very Group. This comprises a single storey of circa 23,876sqm, along with servicing areas, parking and access. To the south of the Site comprises further warehouses also within the Applicant's ownership. Photographs of the Site are included within the Design and Access Statement.

2.7 WIE is known to support a population of Great Crested Newts (GCNs). Indeed, surveys have been carried out on the Site, given the number of ponds in close proximity, which have identified the protected species within the Site boundary.

Relevant Planning History

2.8 There have been numerous recent planning applications within the surrounding area for employment uses which have recently been approved or are currently pending. This includes circa 14,500sqm of B2 and B8 floorspace to the south of Bryn Lane (P/2025/0143) as well the strategic circa 37ha site to the north of Bryn Lane for circa 136,000sqm of floorspace for employment and ancillary uses (P/2023/0497).

2.9 Immediately to the north of the Site, a hybrid planning consent (P/2023/0280) was granted in July 2024. This granted outline planning permission (all matters reserved excluding access) for up to three warehouse and distribution units (Use Class B8), comprising up to 93,000sqm of land in buildings of up to 25m in height. Full planning permission was granted for demolition,

access, earthworks, drainage, landscaping, ecology zone and ecological mitigation measures. A screen shot of the illustrative masterplan is provided in Figure 2.1 below. The Site is located immediately to the southern boundary of this plan.

Figure 2.1: Extract of P/2023/0280 Proposed Site Layout Plan

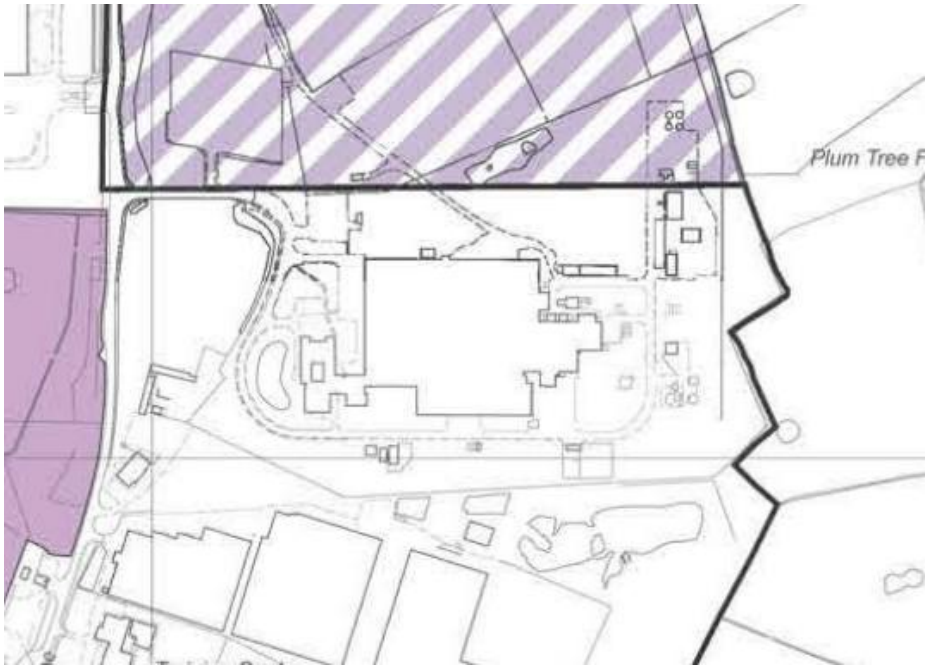


2.10 From these recent planning consents, it is apparent there continues to be a strong demand for new employment development within WIE

Designations

2.11 The whole of the Site falls within the WIE settlement boundary as shown in a black line within the UDP Extract below.

Figure 2.1: WBC Policies Map (2005) Extract



2.12 The entirety of the Site is within Flood Zone 1. There are no listed buildings or conservation areas within the Site or surrounding area. There is a public right of way (PROW) along the eastern and southern boundary of the Site but does not affect the proposals.

2.13 The River Lee / Bala Lake Special Area of Conservation (SAC) is located circa 2.5km to the west of the Site.

3 Development Proposals

3.1 Outline planning permission is sought for up to 15,000sqm (GIA) of employment development (Use Class B2 and/or Use Class B8) at the Site. All matters are reserved, excluding access. The following description of development is sought:

Outline planning application (all matters reserved excluding access) for the erection of additional floorspace within Use Class B2 and/or Use Class B8 and ancillary offices, along with access, car parking, service yard, landscaping, ecological enhancement areas and associated works.

3.2 Along with the description, and maximum amount of development sought which can be controlled via planning condition, a parameter plan is submitted to control the extent of development supported. The parameter plan confirms the maximum development heights and maximum development zone. All other matters, including appearance, landscaping, layout and scale, would be addressed at reserved matters stage.

3.3 Discussions are ongoing between the Applicant and the Very Group, who occupy the existing warehouse, with regards to expanding their operation into the Site. This application and parameters therefore allow for the delivery of a contiguous building to the existing warehouse. However, to ensure flexibility, the application also seeks the option of a standalone building, if these discussions do not come to fruition. Access will remain the same in both cases.

3.4 The parameter plan therefore allows for development of either a standalone building or an extension to the existing warehouse. The enclosed illustrative masterplans show several options of how the development could come forward within the defined parameters. Figure 3.1 below demonstrates one way of how development could be achieved if it were contiguous to the existing Very warehouse, whilst Figure 3.2 demonstrates how the development could come forward as a separate building with ancillary offices.

Figure 3.1: Development Contiguous to the Existing Warehouse

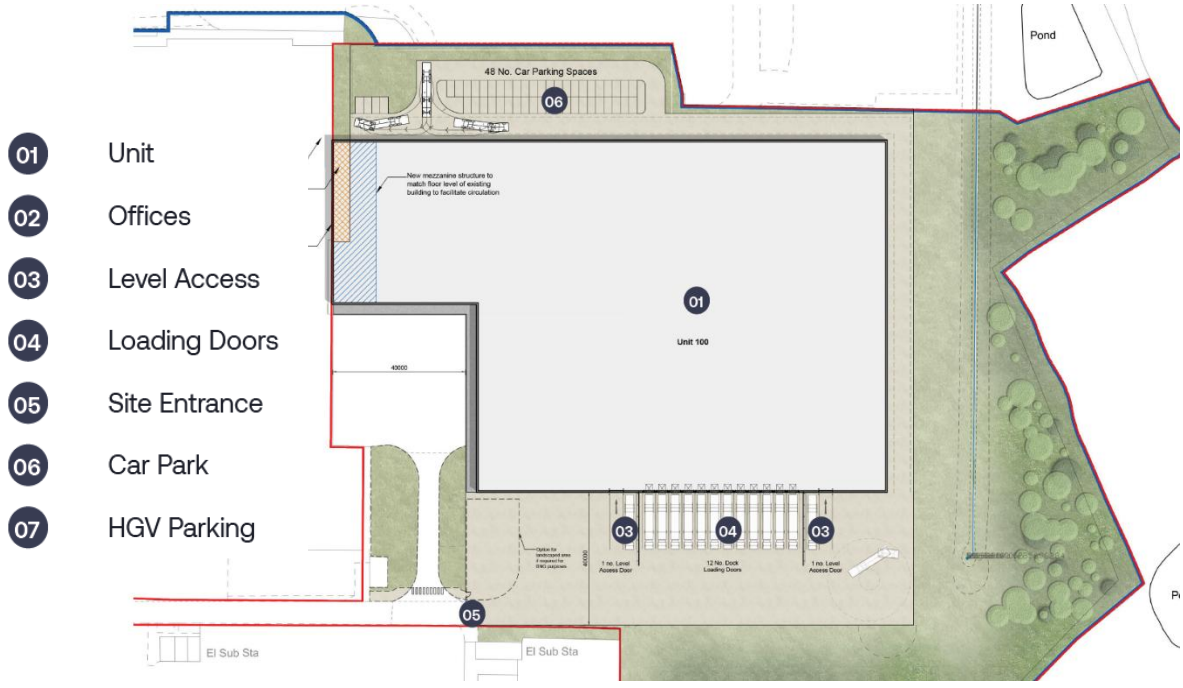
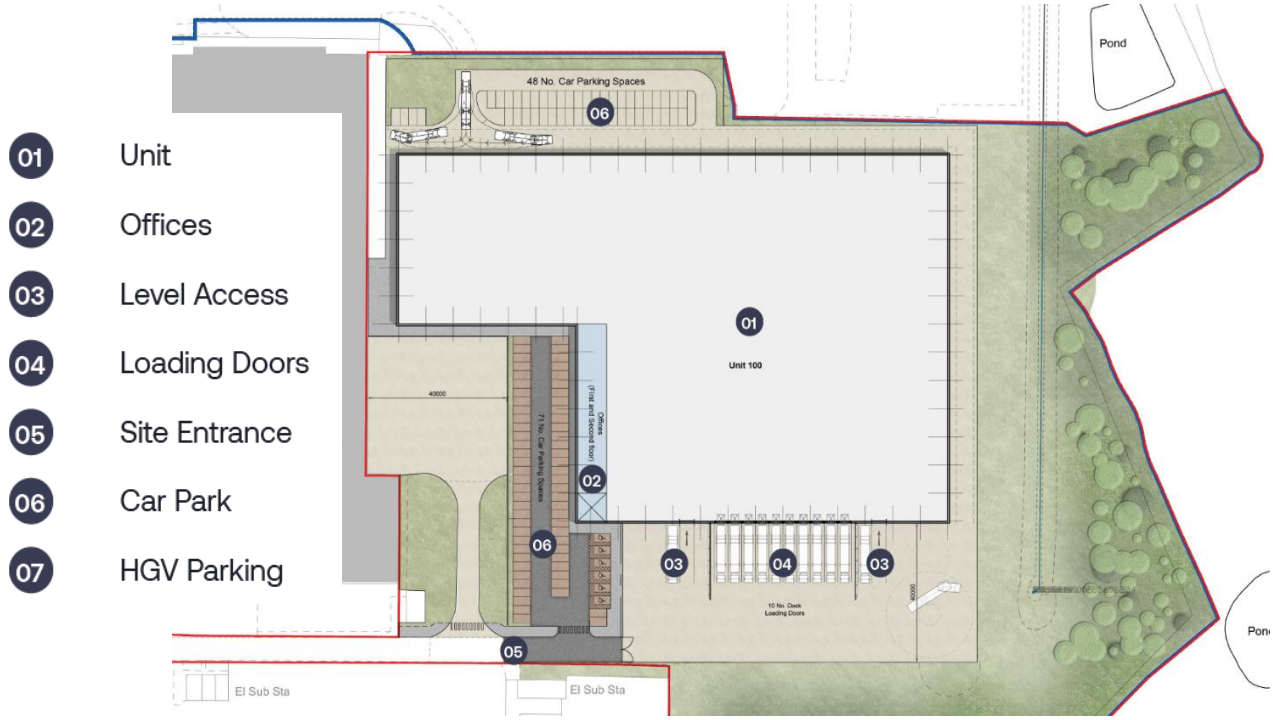


Figure 3.2: Development Comprising Standalone Building with Ancillary Offices



3.5 Building heights of up to 16m are sought, when taking into account level changes, would reflect the height of the existing Very warehouse. An offset of 15m to the drainage ditch along the eastern boundary is incorporated.

3.6 Due to the level changes, an extension to the existing retaining wall to enclose the existing service yard would be required. In the extension option, a goods lift would be required due to the level changes between the existing warehouse and the proposed extension. A site sections drawing is included within the Design and Access Statement to demonstrate the level changes across the Site.

3.7 Within the illustrative options, a fire track is shown to the perimeter of the building, including sufficient turning head. There are various scenarios available to accommodate car parking and vehicular route to and around the building.

3.8 New landscaping would be incorporated throughout the site to ensure a net benefit in biodiversity can be achieved, as well as to provide visual amenity and screening to the development. In addition, the existing areas of landscaping within the east of the Site boundary will be enhanced to provide mitigation areas for GCN.

3.9 Access would be taken from the existing access road via Bryn Lane and run along the southern boundary of the Site into the existing servicing area to the east of the Very warehouse. Details of access are submitted in full.

4 Relevant Planning Policy Context

4.1 Following the quashing of the Local Development Plan in 2025, the development plan for Wrexham now comprises Future Wales: the National Plan 2040 and the Wrexham Unitary Development Plan (adopted 2005) in order of legal hierarchy.

4.2 Planning Policy Wales (PPW) is a material consideration in the planning decision making process.

National Planning Policy

Future Wales: the National Plan 2024

4.3 Within the Future Wales: the National Plan 2040, Wrexham is located within a National Growth Area (NGA) under the spatial strategy (Policy 1).

4.4 Policy 20 states Wrexham (including WIE) will be one of two areas which are the main focus for growth and investment in the North region. It requires local authorities to promote and enhance Wrexham's strategic role and ensure key investment decisions support places in the NGA.

Planning Policy Wales

4.5 PPW (12th Edition, February 2024), is a material consideration, and sets out the land use planning policies of the Welsh Government and is supplemented by a series of Technical Advice Notes (TANs). PPW recognises that the planning system manages the development and use of land in the public interest by contributing to improving the economic, social, environmental and cultural well-being of Wales.

4.6 Chapter 2 of the PPW relates to achieving well-being through placemaking and outlines that developments should contribute to the long-term economic well-being and utilise existing infrastructure and planning for new supporting infrastructure and services.

4.7 Chapter 3 of the PPW relates to strategic and spatial choices and states that:

> *"The special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations."*

4.8 Chapter 5 of the PPW relates to economic development and outlines that economic development is defined as the development of land and building for activities that generate sustainable long-term prosperity, jobs and incomes such as the traditional employment land uses of office, research and development, industry and warehousing. It also states that:

> *"Wherever possible, planning authorities should encourage and support developments which generate economic prosperity and regeneration".*

4.9 Chapter 5 also promotes the re-use of previously developed vacant and underused land.

4.10 Chapter 6 relates to distinctive and naturel places, which requires developments to provide a net benefit for biodiversity; i.e. leaving biodiversity in a significantly better state than before, primarily on or immediately adjacent to the site.

Technical Advice Notes

4.11 TAN 5 (Nature Conservation and Planning, September 2009) providing advice regarding nature conservation and protected species, such at GCNs.

4.12 TAN 12 (Design, March 2016) relates to inclusive design and requires and seeks to deliver good design. Paragraph 4.11.9 outlines that the visual appearance of the proposed development, its scale and its relationship to its surrounding context are material planning considerations.

4.13 TAN 15 (Development, Flood Risk and Coastal Erosion, March 2026) provides the latest updated guidance on flooding.

4.14 TAN 18 (Transport, March 2007) provides guidance on travel plans and undertaking transport assessments.

4.15 TAN 23 (Economic Development February 2014) relates to economic development and requires developments which contribute sustainably to all dimensions. Paragraph 2.1.2 states that environmental and social harm should not outweigh the economic benefit of developments, with the decision depending on specific circumstances and planning authority's priorities. Paragraph 1.2.5 states local planning authorities should recognise market signals and have regard to the need to guide economic development to the most appropriate locations, rather than prevent or discourage such development. Paragraph 4.6.7 goes on to state that LPAs should manage the retention of existing employment sites and aim to ensure that their integrity is not compromised.

4.16 Part 2.1.5 of TAN 23 states that where an LPA is considering a planning application that could cause harm to the environment; in order to help clarity and balance the economic, social and environmental issues, it should ask three questions on alternatives, jobs accommodated and special merit.

Local Planning Policy

4.17 The UDP is now of considerable age, and its policies do not necessarily reflect current Government policy.

4.18 Notwithstanding, the site falls within the settlement boundary of the WIE within the adopted policies map. UDP Strategic Policy PS1 directs new employment development to within the defined settlement limited / employment areas, whilst Strategic Policy PS3 seeks for development to use previously development brownfield land comprising vacant, derelict or underused land wherever possible.

4.19 Furthermore, Strategic Policy PS4 requires development to maintain the existing settlement pattern and character and be integrated with the existing transport network.

4.20 Policy E4 states employment development on unannotated land within settlement limits will be permitted subject to Policy GDP1.

4.21 Policy GDP 1 sets out a number of development principles for which all applications must meet. This includes the appearance of development, ensuring development is located to include public access facilities, ensuring the safety and amenity of the public, and other development management considerations.

4.22 Strategic Policy PS11 encourages proposals to improve the biodiversity value of sites, whilst Policy EC6 supports development which includes measures to improve the biodiversity value of sites. Policy EC4 seeks for development to provide for the conservation of trees, wildlife and hedgerows and include new planting in order to enhance the character of the landscape and townscape.

4.23 In addition, the following Local Planning Guidance Notes (LPGN) have also been taken into consideration for this application:

- LPGN 16 – Parking Standards
- LPGN 17 – Trees
- LPGN 26 – Landscape and Industrial Developments
- LPGN 29 – Employment Development and Nature Conservation
- LPGN 32 – Biodiversity and Development

Summary

4.24 Both national and local planning policy identify the Site and surrounding area as a key location for growth, being within an NGA and within the WIE boundary. Growth and investment in such locations is strongly supported at all levels.

4.25 This Statement goes on to demonstrate that all other environmental and technical considerations of the scheme is in compliance with the National Plan and the UDP (in order of legal hierarchy) and there are material considerations which weigh in support of the proposals.

5 Planning Assessment

Principle of Employment Development

5.1 The application seeks permission to redevelop a derelict and underused brownfield site within a strategic employment location. The WIE is a defined area of main focus for growth and investment in the National Plan, in which local authorities are required to enhance Wrexham's strategic role and ensure key investment decisions support places in the NGA. The principle of development is, therefore, supported and encouraged by both national and local planning policy, namely NP Policy 1 and Policy 20 and UDP PS1 and PS3.

5.2 The proposed uses comprise Use Class B2 and/or Use Class B8, along with ancillary offices, within a defined employment area, and are designed to be flexible to meet and address strong market demand for employment in this area. UDP Policies PS12 and E4 support employment development within defined employment areas on unallocated Sites, subject to compliance with UDP Policy GDP1 (which is confirmed below). The proposed employment uses are therefore acceptable and encouraged by both national and local planning policies.

Environmental and Technical Planning Considerations

Layout and Design

5.3 A Parameter Plan has been submitted in support of the outline planning application. This sets the maximum development extent for any new buildings and associated servicing, carparking and access works; along with a maximum height of 16m FFL to ridge (+44mAOD). The detailed design of the development is not known at this stage. As such, a number of illustrative masterplans have been included to demonstrate ways in which the development could look as either development contiguous with the existing warehouse, or a standalone building.

5.4 Whilst the maximum building heights are higher than the existing Very Warehouse, taking into account the level changes with the Site sitting at a lower level, the maximum heights will be level with the existing warehouse. Indeed, the proposed heights will sit considerably lower than the heights which were found to be acceptable and consented in the outline planning application directly to the north of the Site (P/2023/0280) which extended up to 25m in height.

5.5 The parameters will ensure that the development will be of a scale, design and layout which accord with the character of the surrounding area, being an industrial employment area.

5.6 Feedback received from WBC Officers during the pre-application acknowledged that the development should not cause any adverse visual impacts, and ensuring there would not be any overbearing, overshadowing or overlooking effects to the closest residents, given the separation distances.

5.7 It is therefore considered the parameters for the proposed development will ensure the layout, scale and design accord with relevant national and local planning policy, including UDP Policy GDP1.

Ecology and Biodiversity

5.8 An Ecological Impact Assessment (EcIA) has been undertaken at the Site, which is based on data gathered as part of a Preliminary Ecological Appraisal which included a desk study and extended UKHab survey.

5.9 GCN's are present on, and surrounding, the Site, with GCN surveys having now concluded which will inform a GCN Mitigation Strategy to support the application. GCN mitigation will include the designation of an area of retain habitat as an Ecological Habitat Management Area to provide enhanced habitat provision for GCNs.

5.10 It is considered a net benefit in biodiversity can be achieved across the Site. However, given the outline nature of the application, these details will be confirmed at reserved matters stage once the detailed design is known. Further information on how a net benefit in biodiversity can be achieved is be set out within the EcIA.

5.11 The EcIA has concluded that, subject to the proposed mitigation and compensation measures set out, the proposed development would have no significant effect on important ecological features.

5.12 The proposals will accord with the National Plan and PPW (chapter 6) which requires developments to provide a net benefit for biodiversity. In addition, the development accords with UDP policies PS11 and EC6 which support improvements to the biodiversity value of sites. The proposals also accord with LPGNs 32 and 29 where required.

Access and Transport

5.13 A Transport Assessment is submitted in support of the outline planning application, which has been prepared following consultation responses from WBC Highways Officers.

5.14 The existing vehicular access arrangement to the Site will be retained. The Site is accessible by sustainable transport modes, with pedestrian and cycling infrastructure within the surrounding area.

5.15 The traffic impact assessment shows that all of the junctions in the vicinity of the site are forecast to operate within practical capacity with the proposed development. The impact of the development traffic passing through the junctions is minor and it is reasonable to conclude that the impact is not significant or severe in the context of the NPPF.

5.16 A Framework Travel Plan will also be submitted, setting out how future Development will prioritise and encourage the use of sustainable transport modes. A detailed Travel Plan will be submitted via condition once the end user is known.

5.17 It has been demonstrated that there are no adverse impacts on the road network, whilst the development will accord with the relevant national and local transport planning policy.

Flood Risk and Drainage

5.18 A Flood Consequence Assessment and Drainage Strategy (FCA&DS) by Curtins has been undertaken and submitted in support of the outline application.

5.19 The Site lies within Flood Zone 1, and a drainage ditch runs along the eastern boundary of the Site. Part of the Site includes areas classed as Flood Risk Zone 2/3 from surface water and small watercourses. The extent of this flooding from the small watercourses is retained within the drainage ditch only and does not encroach onto the built development site. Flood risk from surface water us due to the presence of low points within the development area. The FRA concludes that the flood risk for the site indicates that the proposed development is suitable.

5.20 The existing drainage ditch is proposed to be used for surface water runoff. This reflects the existing position. Further information is provided within the enclosed Drainage Strategy, with full details subject to reserved matters applications.

5.21 Foul discharge drainage is proposed to be discharged to the existing public combined sewer, as is the case with the existing Very warehouse. Curtins have been liaising with Welsh Water during the PAC with regards to capacity in the local sewerage system. Further hydraulic capacity assessments are being undertaken to identify any improvement works that may be required to improve capacity in the network, in which Welsh Water (WW) have confirmed any mitigation can be conditioned as appropriate.

5.22 It is considered the development is in accordance with relevant national and local planning policies.

Nutrient Neutrality

5.23 The River Dee/Bala Lake SAC sits circa 2.5km to the east of the Site. The proposed development will discharge to the public sewer system which drainage to the Five Fords Wastewater Treatment Works (WwTW), which in turn discharges into the River Dee.

5.24 A shadow Habitat Regulations Assessment (HRA) and Appropriate Assessment (AA) has been undertaken to assess the impact of the water quality with regards to phosphorus within the SAC river catchment. WW have confirmed that the Five Fords WwTW has capacity within existing limits for the additional phosphorus load, and the chemical and biological quality of the watercourse the treatment works discharges to are both Grade A.

5.25 As such, based on the Natural Resources Wales (NRW) advice[1], it is considered there is no likely significant effect.

5.26 The enclosed shadow HRA and AA provide WBC with the relevant information, as the LPA, to formally undertake the HRA and AA, to assess the implications of phosphorus on the River Dee.

Energy and Sustainability

5.27 An Energy and Sustainability Statement has been prepared in support of the application, which demonstrates how the development can deliver a highly sustainable, low carbon development.

5.28 The development has been designed in line with the principles of the energy hierarchy. It can also be demonstrated that the development can achieve a BREEAM 'Very Good' rating and could deliver low carbon energy measures such as PV panels and air source heat pumps.

[1] Advice to planning authorities for planning applications affecting nutrient sensitive Special Areas of Conservation

5.29 It can therefore be demonstrated that the proposals accord with relevant national and local planning policies.

Trees

5.30 An Arboricultural Impact Assessment (AIA) and Tree Constraints / Protection Plan have been undertaken and are submitted in support of the application. The AIA and Tree Plan have been undertaken to assess the worst-case scenario of the full extent of the maximum building extent as shown on the parameter plan.

5.31 The proposed development will require the removal of some low value tree groups and areas of scrub vegetation, which are considered acceptable in arboricultural terms given the limited quality of the trees.

5.32 The existing groups of trees along the eastern boundary, along with a group along the southern boundary, are of a higher quality, and these areas will be retained and protected where practical.

5.33 It can therefore be concluded that the proposed development will not result in a significant adverse arboricultural impact and accord with relevant national and local planning policies.

Ground Conditions

5.34 A Phase 1 Ground Conditions report will be submitted as part of the outline planning application, and it is expected conditions will be attached to any future decision for subsequent assessments.

Summary

5.35 The principle of development and proposed uses are strongly supported and encouraged at all levels of planning policy.

5.36 There are no other technical and environmental matters that cannot be appropriately mitigated, with mitigation to be secured via condition, consistent with planning policy.

6 Planning Benefits

6.1 The proposed development will give rise to several important economic, environmental and social benefits which should be afforded significant weight in the determination of the application. These benefits are summarised in the headings below.

Economic Benefits

6.2 The development will bring back into use a longstanding, vacant, derelict and underused previously developed site within an allocated employment area.

6.3 The development will deliver major economic investment which will continue to enhance and strengthen the economic attraction of the WIE, helping to achieve the economic growth aspirations for the North Region of Wales as set out within the National Plan.

6.4 The proposed development will deliver a significant range of jobs, with total numbers depending on whether development is contiguous to the existing warehouse, or a standalone building for a new occupier. However, it is considered between up to 204 new jobs[2] could be created. It is clear the development will deliver significant levels of new permanent end user jobs, across a range of skill levels for the local area and wider area. This will contribute to the viability and vitality of the WIE and surrounding area.

6.5 New employment within the construction industry will also be delivered during the construction period. As part of this, construction employment will be steered towards local people, thereby delivering local economic benefits.

6.6 The new employment use will in turn deliver local positive spending from new employees from the Site, benefitting the local economy, supporting local services and shops.

6.7 In summary, the development will deliver significant economic benefits to the local area and the wider region. The development will therefore meet the economic objectives of building a strong, responsive and competitive economy, whilst supporting growth.

Environmental Benefits

6.8 The development will deliver numerous environmental benefits to the Site and wider area.

6.9 The Site will bring back into employment use a long-term vacant and derelict employment site, maximising and making the most efficient use of this land. This in turn will ease pressure of development of more environmentally valuable land.

6.10 The development is within a sustainable location, located near to existing public transport facilities, as well as established walking and cycling networks, providing numerous options for sustainable modes of travel. This in turn will reduce dependency on private cars.

[2] Based upon the maximum floorspace if delivered as Use Class B8, using the Employment Density Guide (2015).

6.11 The application is previously developed land with a moderate/low risk of contamination. Any remediation works identified through further intrusive ground investigation works will benefit the local environment.

6.12 The new buildings will be constructed to be operationally sustainable and climate change resilient and have the ability to incorporate low carbon technologies such as PV panels and air source heat pumps.

6.13 A range of habitat enhancement measures will be delivered, focused within a substantial retained habitat area along the eastern boundary. Whilst these measures are principally aimed at improving habitat suitability for GCNs, they will also provide significant benefits to reptiles and terrestrial invertebrates. Collectively, these measures will improve habitat connectivity and increase the ecological functionality of retained areas surrounding the development site, and in turn, deliver a net benefit in biodiversity to the site.

6.14 The EcIA recommends that mitigation to the GCN's would incorporate a range of habitat enhancement measures focused within a substantial retained habitat area along the eastern boundary. in turn, this would also provide significant benefit This would include selective shrub clearance, retention and reuse of cut scrub to provide sheltering opportunities, creation of shallow scrapes and installation of purpose-built hibernacula.

6.15 The existing drainage ditch is proposed to be used for surface water runoff, utilising existing sustainable drainage systems.

6.16 Any adverse impacts of the development in terms of environmental impact will be more than compensated through the environmental benefits of the scheme and be appropriately mitigated against.

Social Benefits

6.17 The development will bring about social benefits. These include creating new permanent end user jobs, as well as temporary construction jobs. The scale of employment opportunities delivered during the construction and operational phases of the development will bring about significant social benefits within their own right. This includes providing local job and upskilling opportunities to local residents and those within the wider area.

6.18 There are positive health gains that are associated with the creation of new quality jobs, and training opportunities. Indeed, this will improve the economic position and consequently social well-being and health for local people.

6.19 The provision of well-designed employment workspaces, with new areas of landscaping, will provide a positive environment for new employees of the Site. The Development will therefore support strong, vibrant and healthy communities by fostering well-designed places and supporting health and well-being.

Summary

6.20 The development will provide a truly sustainable form of development, delivering significant economic, social and environmental benefits, within a long-term vacant site within an allocated strategic employment area, and within a National Growth Area. These benefits weigh heavily in support of the application.

7 Conclusions

7.1 This planning application seeks outline planning permission (all matters reserved excluding access) for up to 15,000sqm of new floorspace in Use Class B2 and/or Use Class B8 and ancillary office, together with access, car parking, service yard, landscaping and associated works.

7.2 The Site falls within the WIE settlement boundary, which is identified at national level as a National Growth Area, for which should be a main focus for growth and investment in the North region. The Site is underused previously development land thus its redevelopment for new employment uses is strongly supported and encouraged at all levels of policy.

7.3 The scheme will satisfy the relevant national and local development plan policies in terms of technical and environmental considerations. Consequently, the site is entirely appropriate in planning terms for the nature of development proposed.

7.4 The development will provide a truly sustainable form of development, delivering significant economic, social and environmental benefits, within a long-term vacant and derelict site within an allocated employment area. As such, the proposals, being consistent with the national and local planning policy attract the presumption in favour of development.

7.5 There is an overwhelming planning case in support of the proposals, which should be approved without delay

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