

## Hixon Airfield R.I.E 2

Number	Location	Application Number	Decision	Decision Notice	Location Plan
1	Land Off New Road, Hixon, Stafford	14/20587/OUT	Approved- waiting on S106 Agreement	Not available- see Officer Report	Page 12 of Officers Report
2	Land Adjacent Airfield Industrial Estate, New Road, Hixon, Stafford	14/20570/OUT	Approved	Yes	13L69P02 Rev A
3	Air & Ground Aviation Land Off New Road, Hixon, Stafford	12/18005/REM  12/16714/OUT	Approved  Approved	Yes  Yes	Sheet 1  10177p01
4	Broadcrown Diesel Generators Factory, Unit 5, Hixon Airfield Industrial Estate, Hixon	13/19456/FUL	Approved	Yes	21699 PL[0]02

<b>Application</b>	<b>14/20587/OUT</b>	<b>Case Officer:</b>	John Heminsley
<b>Date Registered</b>	5 June 2014	<b>Target Decision Date</b>	8 September 2014
<b>Address</b>	Land Off New Road Hixon Stafford ST18 0PF	<b>Ward</b>	Haywood and Hixon
		<b>Parish</b>	Hixon
<b>Proposal</b>	Extension to Hixon Airfield Industrial Estate for B1, B2 and B8 uses, outline all matters reserved		
<b>Applicant</b>	Mr Roly Tonge		
<b>Recommendation</b>	Approve, subject to completion of a S106 Agreement or Unilateral Undertaking to secure a Travel Plan monitoring fee, and subject to conditions		

## REASONS FOR REFERRAL TO COMMITTEE

The application is for large scale major development and falls outside of the scheme of delegation.

### Context

The application relates to a 6.6 hectare virtually flat and predominantly greenfield site situated between the existing developed area of the Hixon Airfield Industrial Estate and the main SW/NE aligned former runway.

Most of the south-eastern boundary of the site coincides with the edge of the main estate road accessed from New Road, with an indentation towards the northern end to the rear of the limited amount of built development which already exists on the north-western side of this road. The north-western boundary is with the former runway and the north-eastern boundary is with other open agricultural land also in the ownership of the applicant. To the south-west is vacant former agricultural land in separate ownership on which outline planning permission has recently been granted for an industrial/warehouse building under application reference 12/16714/OUT for Air and Ground. A further application on land to the south west under reference 14/20570/OUT has also been made for an industrial / warehouse building for another local business, Sellwoods, this application is currently pending consideration.

A roughly surfaced access road runs across the southern part of the site linking the main estate road to the former runway on which permitted open land uses for storage of aircraft parts and commercial vehicle auctions take place. This access road is also a public right of way forming one of a network of public footpaths extending around the edge of the former airfield and linking to New Road, Weston and Stowe.

Apart from the access and a small outbuilding in the north-east corner of the site, the rest of the land is in agricultural use. A high pressure gas pipeline runs through the site in a north-south direction.

The proposal is in outline with all matters reserved for later approval for Class B1 light industry/offices/research and development, B2 general industry and B8 storage and distribution. An estimate of the likely floorspace capacity of the site is given as 2,500 square metres light industry, 8,521 square metres general industry and 12,173 square metres storage or distribution giving an overall total of 23,194 square metres with potential overall employment generation of 464 jobs.

The application is accompanied by a Transport Assessment, Flood Risk Assessment, Phase 1 Habitat Survey together with brief information about design and access issues, agricultural need, air quality, noise, lighting, heritage assets and land contamination.

Outline planning permission for employment use on this site was originally granted in June 1995 and renewed in July 1997 but this permission has lapsed.

### **Officer assessment – key considerations**

The key issues are considered to be:-

The principle of employment development on the site.

Highway/transport issues.

Impact on amenity of existing and proposed residential properties.

Drainage considerations.

The constraint imposed by the high pressure gas pipeline which runs through the site

Other detailed matters relating to heritage, biodiversity, agriculture, land contamination and public rights of way.

#### **1. Principle of employment development**

The overarching policy is the presumption in favour of sustainable development (SP1 of the Plan for Stafford Borough 2011-2031 ) which re-iterates the National Planning Policy Framework (NPPF) requirement that permission should be granted for development unless “..... any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or specific policies in the Framework indicate that development should be restricted.” One of the core planning principles in the NPPF at paragraph 17 requires LPAs to proactively support sustainable economic development and at paragraph 28 to support economic growth in rural areas.

Spatial Principle 2 (SP2) of the Plan for Stafford Borough identifies a requirement for delivery of approximately 8 hectares of employment land per year over the plan period to provide for the future needs and prosperity of residents. Of the total of 160 hectares required across the Borough, SP5 identifies that 32%, or 50 hectares, should be in locations outside Stafford and Stone. 10 hectares of this is specifically identified as to be

provided at the Ladfordfields and Raleigh Hall Recognised Industrial Estates ( RIEs) in accordance with Policy E4. Other RIEs are identified in Policy E3 including Hixon Airfield, where B1 ( excluding offices ) B2 and B8 will be permitted providing there are no significant adverse impacts on the surrounding environment, nearby residents and transport networks. Formal boundaries of RIEs are proposed to be identified in a Site Allocations Development Plan Document. Policies E1 Local Economy and E2 Sustainable Rural Development both encourage appropriate development at RIEs consistent with Policy E3. Class B1 (a) offices are excluded from the policy because major office developments are identified in national policy as being town centre uses. Any proposal for office development outside a town centre exceeding 5000 square metres would have to be referred to the Secretary of State for him to decide whether to “call-in” the application for his decision.

The applicant has not specifically included offices in the analysis of the likely floorspace mix proposed to be delivered on the site, but the application description does not specifically exclude offices either. It would be reasonable to include a small office element to allow some flexibility in businesses who may wish to locate at the site. 2,500 square metres would be just over 10% of the predicted floorspace capacity and office uses at this scale would not conflict with national policy. A condition is therefore proposed limiting office development, excluding any offices which are ancillary to other Class B uses, to no more than 2,500 square metres.

The application site is the one remaining undeveloped area within the boundary of the Hixon Airfield RIE 2 identified in the former Local Plan 2001 under Policy EMP2, as suitable for the range of employment uses which are broadly carried forward into new Policy E3. Subject to the impacts on the local environment, residential amenity and transport networks being acceptable, there is therefore a clear policy presumption in favour of the development.

Policies and Guidance:-

National Planning Policy Framework para 7, 26, 28

The Plan for Stafford Borough (2011 – 2031) - SP1, SP2, SP5, E1, E2 and E3

## **2. Highway/transport issues**

The Transport Assessment accompanying the application focusses on the capacity and safety issues relating to the junction of New Road with the A51. Following receipt of additional information, including an assessment of the cumulative impact of this proposal with other recently permitted schemes having access to New Road, The County Council as local highway authority has no objections subject to the conditions 3 and 9 set out below. Whilst concerns are raised in representations regarding traffic no technical objection is raised by the County Council as highway authority and there would appear to

be no reason to disagree with their analysis. The proposal therefore complies with the relevant requirements of Policy T1 Transport and T2 Parking and Manoeuvring Facilities. Detailed layout and parking provisions will form part of future reserved matters submissions.

Policies and Guidance:-

The Plan for Stafford Borough (2011 – 2031) – T1, T2

### **3. Impact on amenity of existing and proposed residential properties**

The site is over 200 metres away from a single dwelling set back from New Road and 300 metres from the nearest group of residential properties situated on the north side of New Road to the south-east of the site. It is also 300 metres from the pair of cottages adjoining the railway to the south-west of the site. A development of 76 dwellings ( application 13/19249/OUT ) was permitted in May 2014 on land on the south side of New Road opposite the entrance to the site.

Environment and Health Services (EHS) note that the existing industrial estate is situated between the proposed development and most of the existing and proposed dwellings and would act as a screen. The recently permitted industrial unit for Air and Ground, when built, will be situated between the development site and the pair of cottages next to the railway.

Nevertheless there is potential for some businesses proposing to locate at the site to impact on residential amenity as a result of noise, vibration, air quality and lighting, but such matters would need to be dealt with at the reserved matters stage when details of proposed occupiers of premises are known. A condition is recommended, as advised by EHS, requiring information on these matters and any necessary mitigation of impact to accompany relevant reserved matters applications. This is considered to be an appropriate means of ensuring compliance with the relevant parts of Policy N1 Design in relation to protection of amenity of residential areas.

Policies and Guidance:-

The Plan for Stafford Borough (2011 – 2031) – N1

### **4. Drainage considerations**

The application is accompanied by a Flood Risk Assessment (FRA). The site is within Environment Agency flood risk zone 1, low risk, and the EA has no objection to the development subject to a condition requiring drainage details which follow SUDS principles to be agreed. The lead Local Flood Authority Staffordshire County Council initially objected because of lack of information to show how surface water flows would be

dealt with. The FRA has, however, been amended to provide confirmation that surface water attenuation in the form of cellular storage or a retention pond to prevent flooding in a 1 in 100 year storm + 30% for climate change can be achieved.

There are no public foul sewers on or adjacent to the site but the applicant has discussed possible options for connection with Severn Trent and this will be part of any subsequent reserved matters submission.

In principle the development is capable of meeting the requirements of Policy N2 Climate Change in relation to sustainable drainage, with details to be agreed at reserved matters stage.

Policies and Guidance:-

The Plan for Stafford Borough (2011 – 2031) – N2

## **5. The constraint imposed by the high pressure gas pipeline**

The Sandon/Drayton Bassett National Grid Gas Pipeline crosses the site in north-south direction. HSE have no objections to the proposal but the pipeline imposes a constraint on the siting of buildings and fixed plant and machinery with a 15 metre buffer zone on each side of the pipe where built development cannot be permitted. A condition is proposed to safeguard the buffer zone from development.

Policies and Guidance:-

The Plan for Stafford Borough (2011 – 2031) – N1

## **6. Other detailed matters**

**Heritage issues** - In relation to the potential for there to be below ground archaeology associated with the wartime airfield use, the advice of the County Archaeologist in proposing a condition requiring an archaeological watching brief is accepted. In relation to the impact on the legibility of the former airfield and impact on the wider landscape, these are matters which can be dealt with by a condition to require an overall landscape strategy for the site to specifically take account of the setting of the runway to be agreed prior to any development taking place on the site.

**Biodiversity** - An Extended Phase 1 Habitat Survey has been undertaken. The site is predominantly arable land with a boundary of improved grassland, species poor hedgerow and scattered trees. There are no records of protected or invasive species on the site, there are no water bodies and the site has no statutory or non-statutory designation.

The small outbuilding in the north-east corner of the site has limited potential for bat roosting and nesting birds. There is also a small area of spoil and bare ground which could have potential as a basking habitat for common reptile species. A condition is recommended requiring further surveys and appropriate mitigation measures if any evidence of bat, bird or reptile activity is found.

**Agriculture** - The land is classified as grade 3 and currently used for arable cropping by a farmer from Marston under an agreement which expires on 30/08/2016. The loss of the land does not compromise any existing farm unit and its loss to agriculture cannot be given significant weight, particularly taking into account the longstanding allocation for employment use in the 2001 Local Plan.

**Contamination** - There is no evidence of any previous land use likely to have resulted in contamination.

**Public rights of way** - It is suggested by the applicant that the existing public footpath which follows the line of the roughly surfaced access could be diverted to follow the southern boundary of the site. This would in fact be a more direct route linking footpaths 33 and 34, but would need to be the subject of a separate diversion order process. This current outline application does not identify the siting of any proposed buildings and therefore the existing route of footpath 34 is not directly affected.

Policies and Guidance:-

National Planning Policy Framework 109, 112, 120, 126, 135

The Plan for Stafford Borough (2011 - 2031) - N1, N4, N5, N9

## 7. Conclusion

The site was allocated for employment use in the previous Stafford Borough Local Plan (2001 – 2011). There is an ongoing requirement in the new Plan for Stafford Borough 2011-2031 to provide a continuing supply of Class B employment land, some of which is to be delivered from the existing Recognised Industrial Estates including Hixon Airfield. Subject to the normal reserved matters requirements to obtain approval of access, scale, siting, appearance and landscaping, together with details of drainage, environmental impact of individual businesses, archaeological and species surveys the proposal is acceptable.

## Consultations

Planning Policy:

Support the proposal as making a contribution to employment land supply in accordance with SP5 and Policies E1, E2 and E3 of the Plan for Stafford Borough 2011-2031.

Hixon Parish Council:

Object on the basis that the land is outside the RIE, would constitute over-intensive development of land for industrial use, detrimental effect on undesignated historical asset of the former runway, loss of agricultural land, there is land available within the RIE and adverse impact on visual amenity.

Highway Authority:

No objections subject to conditions requiring approval of access, parking, turning and servicing, a travel plan, wheel washing during construction and a travel plan monitoring fee.

Environment Agency:

No objections subject to condition requiring drainage details to SUDS principles.

Staffordshire County Council as Lead Local Flood Authority :

Originally objected because of lack of information which has subsequently been supplied.

County Archaeologist:

Recommends condition requiring archaeological watching brief and advises that consideration should be given to impact on the setting of the former runway and the wider landscape.

Ramblers Association:

Draw attention to the existence of footpath 34 crossing the site.

Environment and Health Services:

Appropriate controls should be placed on individual units when full planning approval is granted to control any likely nuisance.

Borough Biodiversity Officer:

Comments to be available at the meeting.

National Grid for Gas:

No response

Health and Safety Executive:

HSE has recently revised the methodology which it uses to assess the risks from high pressure natural gas pipelines and the current consultation zones for pipeline ref. 1274 – Sandon/Drayton Bassett (WM1226 A, B and C) are:

Inner zone = 15 metres

Middle zone = 35 metres

Outer zone = 48 metres



I can confirm that as the proposed development involves only B1, B2 and B8 uses, it falls within the HSE Development Type category of 'Workplaces', and HSE would not advise against the granting of planning permission if all of the proposed buildings were to be sited beyond the inner zone boundary, i.e. at least 15 metres from the pipeline. The condition which you propose to impose should ensure that this is the case.

Staffordshire County Council Rights of Way:  
No response.

Neighbours : 4 replies received (283 consulted), 1 supporting and 3 objecting.  
The supporter notes the potential contribution to job growth but wishes appropriate environmental safeguards to be imposed.  
The objectors raise issues of loss of agricultural land, potential noise nuisance, smells, light pollution , traffic congestion and impact on the setting of the former airfield.

### **Relevant Planning History**

94/31027/OUT 'Industrial Development' permitted June 1995

97/34938/OUT 'Renewal of application 31027' permitted July 1997 expired July 2000

12/16714/OUT, Building for Use Class B1(Business) and/or Use Class B2 (General Industry) and/or Use Class B8 (Storage and Distribution)(outline) - access, appearance, layout and scale to be determined, permitted November 2012

14/20570/OUT, Proposed commercial building for Use Classes B1, B2 and B8, pending consideration

**Recommendation** - Approve, subject to completion of a S106 Agreement or Unilateral Undertaking to secure a Travel Plan monitoring fee, and subject to the following conditions:-

1. Applications for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.
2. This is a grant of outline consent only and before any phase of development is commenced details of the access, scale, layout, appearance and landscaping of the phase, ( the reserved matters ) shall be submitted to and approved in writing by the Local Planning Authority.
3. The approved plan is;  
  
1:2500 red edge site plan received 9th June 2014
4. Details of access and layout submitted pursuant to condition 2 shall include drawings/specifications for parking, turning, servicing, drainage and surfacing materials.

5. No buildings, fixed plant or machinery shall be sited within the 15 metre buffer zone on each side of the Sandon/Drayton Bassett National Grid Gas Pipeline ref. HSE 7003 Transco 1274.
6. Development of any individual phase, including the final phase, shall be begun before the expiration of two years from the date of approval of the reserved matters relevant to that phase.
7. The gross internal floorspace to be developed on the site for Class B1(a) offices ( not including offices ancillary to other Class B uses ) shall not exceed 2,500 square metres.
8. No development shall take place until a landscape strategy for the whole site has been submitted to and approved in writing by the Local Planning Authority. The landscape strategy shall include details of all external boundary treatments, the width and nature of boundary buffer zones with particular attention to be paid to the relationship between the development site and the adjoining former runway. The strategy shall also include proposals for phasing of its implementation. The development shall be carried out strictly in accordance with the approved strategy unless the Local Planning Authority gives approval in writing to any variation.
9. No individual phase of development shall take place until the following details for that phase have been submitted to and approved in writing by the Local Planning Authority:-
  - The noise impact of any industrial processes to be carried out.
  - The air quality impact of any industrial processes to be carried out.
  - The hours of operation of the business.
  - Details of external lighting.
  - Proposals to mitigate the impact of any of the above on the amenities of nearby residents.

The development shall be carried out strictly in accordance with the approved details unless the Local Planning Authority gives written approval to any variation.
10. No individual phase of development shall be carried out until a construction method statement relating to that phase has been submitted to and approved in writing by the Local planning Authority. It shall provide details of hours of construction activities and construction traffic movements, a site compound including any temporary buildings, the routing of construction traffic, parking for operatives and visitors, space for the loading and unloading of plant and materials, storage space for plant and materials, wheel washing facilities and dust suppression measures. Construction activities shall be carried out strictly in accordance with the approved method statement unless the Local Planning Authority gives approval in writing to any variation.
11. No individual phase of the development shall be occupied until a Travel Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out proposals to promote sustainable modes of

travel including targets, a timetable for implementation, and provision for reporting progress on an annual basis for a period of five years from the first occupation of the development.

12. No part of the development hereby permitted shall be commenced until details of foul and surface water drainage for the whole of the development site have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be designed in accordance with SUDS principles to achieve attenuation of surface water flows to deal with a 1 in 100 year flood event plus 30% for climate change. The approved scheme shall be implemented strictly in accordance with the approved details including phasing proposals which have been approved in writing by the Local planning Authority.
13. No part of the development hereby permitted shall be commenced until a programme of archaeological work ( to include post-excavation reporting and publication ) in accordance with a written scheme of investigation has been submitted to and approved in writing by the Local Planning Authority. The archaeological work shall be carried out strictly in accordance with the approved scheme unless the Local Planning Authority gives written consent to any variation.
14. The development shall be carried out in accordance with the recommendations contained in the Hixon Airfield Extended Phase 1 Habitat Survey Report PB1077 version 2 dated 20/10/2014 Royal Haskoning DHV. In the event that further evidence of roosting bats, nesting birds and/or reptile activity on the site is found proposals for mitigating the impact of the development on these species, including a timescale for implementation of the mitigation shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works on site which could have an adverse impact on any of the species. The mitigation proposals shall be carried out in accordance with the approved details.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:-

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To define the permission.
3. To define the permission.
4. To define the permission.
5. In the interests of public safety in accordance with the requirements of the Health and safety Executive.
6. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
7. To comply with NPPF policy on the location of major office development and support the vitality and viability of Stafford and Stone town centres in accordance

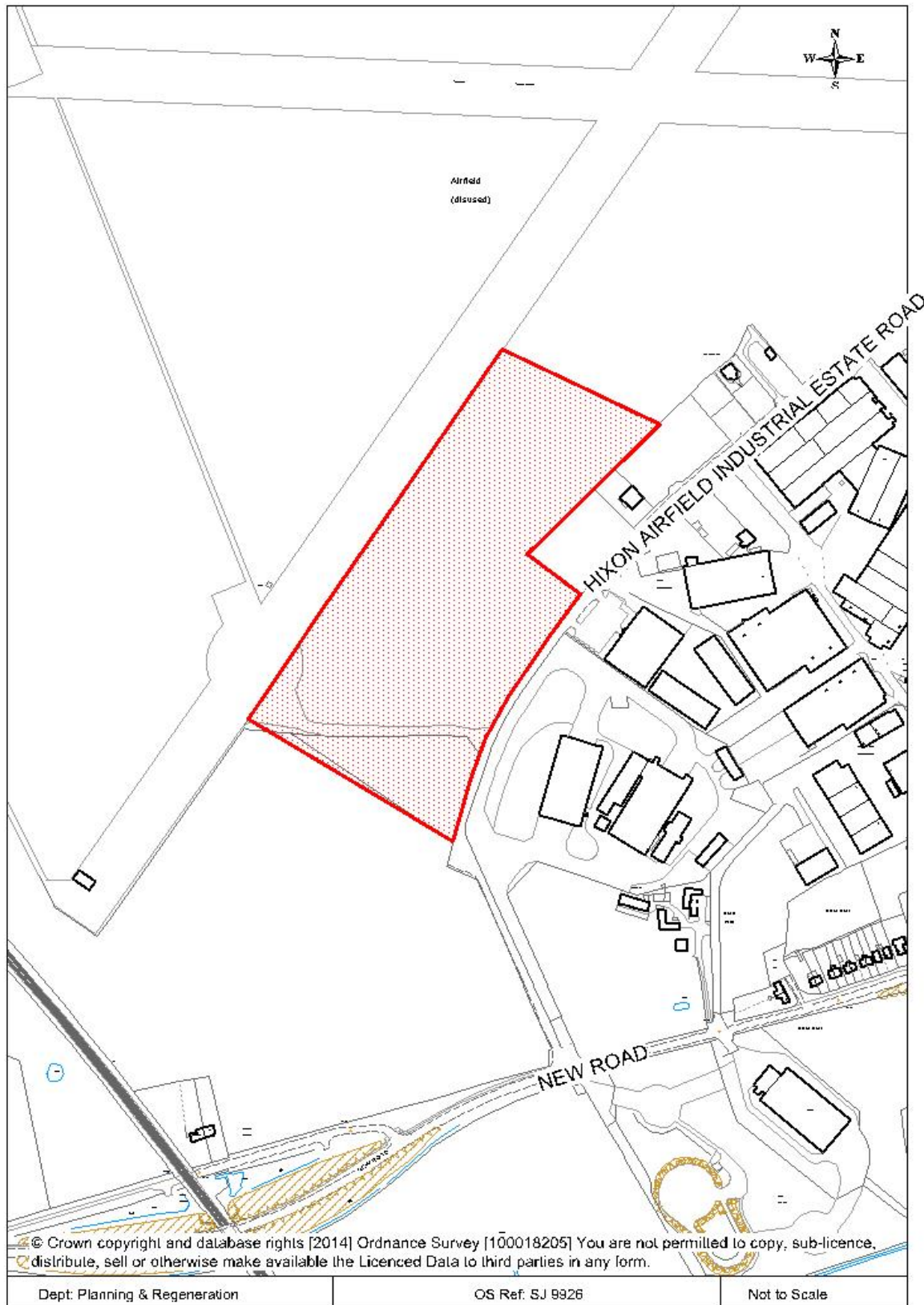
with Policies Stafford 1 - Stafford Town and Stone 1 - Stone Town in the Plan for Stafford Borough 2011-2031.

8. To safeguard the character and appearance of the area. (Policies N1 and N4 of the Plan for Stafford Borough 2011-2031).
9. To safeguard the amenities of the occupants of nearby residential dwellings. (Policy N1 of the Plan for Stafford Borough 2011-2031).
10. To safeguard the amenities of the occupants of nearby residential dwellings. (Policy N1 of the Plan for Stafford Borough 2011-2031).
11. To promote sustainable transport (Policies T1 and T2 of the Plan for Stafford Borough 2011-2031).
12. To ensure provision of adequate drainage (Policy N2 of the Plan for Stafford Borough 2011-2031).
13. To safeguard matters of archaeological interest (Policy N9 of the Plan for Stafford Borough 2011-2031).
14. To safeguard matters of biological interest (Policy N4 of the Plan for Stafford Borough 2011-2031).

#### Informative(s)

- 1 The Local Planning Authority consider the proposal to be a sustainable form of development and therefore complies with the provisions of the National Planning Policy Framework.

# 14/20587/OUT Land Off New Road, Hixon





Jonathan Lloyd Developments Ltd	Date Registered	9 June 2014
C/O MBD Architecture	Decision Date	15 January 2015
74 Newcastle Road		
Stone	Issued Date	15 January 2015
Staffordshire		
ST15 8LB		

### TOWN AND COUNTRY PLANNING ACT 1990

#### PERMISSION FOR DEVELOPMENT

Application No:	14/20570/OUT
Proposed Development	Proposed commercial building for Use Classes B1, B2 & B8
Location	Land Adjacent Airfield Industrial Estate New Road Hixon
O. S. Reference:	399262 326247

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby permits the above development in accordance with the accompanying plans and subject to the following conditions :-

1. Application for approval of the reserved matter shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
2. This is a grant of outline consent only and before the development is commenced details of the landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority.
3. The development hereby permitted shall be begun before the expiration of 3 years from the approval of the reserved matter.
4. The approved plans are drawings;  
  
13L69P02 rev A  
13L69P03 rev A
5. Details submitted pursuant to condition 2 shall include an earth contoured bund to the south of the site of a minimum height of 3 metres which shall be constructed before the development is occupied and retained for the life of the development.



Jonathan Lloyd Developments Ltd C/O MBD Architecture 74 Newcastle Road Stone Staffordshire ST15 8LB	Date Registered	9 June 2014
	Decision Date	15 January 2015
	Issued Date	15 January 2015

## TOWN AND COUNTRY PLANNING ACT 1990

### PERMISSION FOR DEVELOPMENT

6. No development shall be carried out until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. It shall provide details of a site compound including any temporary buildings, the routing of construction traffic, parking for site operatives and visitors, space for loading and unloading of plant and materials, storage space for plant and materials and wheel washing facilities. The approved method statement shall be complied with for the duration of the construction of the development.
7. No repairing, maintenance or testing of pumps shall take place outside the building between the hours of 8pm and 8am Mondays to Saturdays and at no time on Sundays or Bank Holidays.
8. No paint spraying or grit blasting shall take place until details of suitable enclosures, extraction equipment and odour controls have been submitted to and approved in writing by the Local Planning Authority. The enclosures and equipment shall be installed in accordance with the Approved specifications and thereafter maintained.
8. In the interests of amenity. (Policy N1e of the Plan for Stafford Borough 2011-2031).
9. In the interests of amenity. (Policy N1e of the Plan for Stafford Borough 2011-2031).
9. No external lighting to the building or yard shall be installed unless detailed specifications have been submitted to and approved in writing by the Local Planning Authority before installation.



Jonathan Lloyd Developments Ltd C/O MBD Architecture 74 Newcastle Road Stone Staffordshire ST15 8LB	Date Registered  Decision Date  Issued Date	9 June 2014  15 January 2015  15 January 2015
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## TOWN AND COUNTRY PLANNING ACT 1990

### PERMISSION FOR DEVELOPMENT

10. The building shall not be occupied until the access road has been surfaced and drained in accordance with details approved in writing by the Local Planning Authority.
11. The parking and turning spaces shown on the approved drawings listed in condition 4 shall be laid out surfaced and drained in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to occupation of the building. Thereafter the parking and turning spaces shall be retained for the life of the development.
12. The development shall not be occupied until a Travel Plan has been submitted to and approved in writing by the Local planning Authority. The Travel plan shall set out proposals including a timetable to promote travel by sustainable modes and it shall be implemented in accordance with the approved timetable unless otherwise agreed in writing by the Local Planning Authority. Thereafter reports demonstrating progress in promoting sustainable transport measures shall be submitted annually on each anniversary of the first occupation of the building for a period of 5 years.
13. Before the development is commenced details of foul drainage shall be submitted to and approved in writing by the Local Planning Authority. The approved foul drainage system shall be constructed prior to the occupation of the building and thereafter retained.
14. Before the development is commenced details of surface water drainage incorporating sustainable urban drainage techniques shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a specification for maintenance. The development shall not be occupied until the approved scheme has been implemented and it shall be retained in working order in accordance with the maintenance specification.





Jonathan Lloyd Developments Ltd	Date Registered	9 June 2014
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ST15 8LB		

## TOWN AND COUNTRY PLANNING ACT 1990

### PERMISSION FOR DEVELOPMENT

15. The replacement area to be provided for ground nesting bird habitat permitted by planning permission 14/19873/FUL shall be commenced and seeding completed during the period 16th March and 30th April 2015 unless otherwise agreed in writing with the local planning authority.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

1. In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
3. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
4. To define the permission.
5. In the interests of amenity. (Policy N1e of the Plan for Stafford Borough 2011-2031).
6. In the interests of amenity. (Policy N1e of the Plan for Stafford Borough 2011-2031).
7. In the interests of amenity. (Policy N1e of the Plan for Stafford Borough 2011-2031).
10. In the interests of Highway Safety and Convenience. (Policy T2 of the Plan for Stafford Borough 2011-2031).



Jonathan Lloyd Developments Ltd	Date Registered	9 June 2014
C/O MBD Architecture 74 Newcastle Road Stone Staffordshire ST15 8LB	Decision Date	15 January 2015
	Issued Date	15 January 2015

## TOWN AND COUNTRY PLANNING ACT 1990

### PERMISSION FOR DEVELOPMENT

11. To ensure the provision of adequate parking to serve the development and in the interests of Highway Safety and Convenience. (Policy T2 of the Plan for Stafford Borough 2011-2031).
12. To optimise use of sustainable modes of transport to serve the development. (Policy T1 of the Plan for Stafford Borough 2011-2031)
13. To ensure the provision of adequate foul drainage. (Policy N2 of the Plan for Stafford Borough 2011-2031).
14. To ensure the provision of adequate surface water drainage. (Policy N2 of the Plan for Stafford Borough 2011-2031).
15. To ensure the provision of mitigation against the potential impact of the development on Ground Nesting Birds. (Policy N4f of the Plan for Stafford Borough 2011-2031)

### INFORMATIVE(S)

- 1 The Local Planning Authority consider the proposal to be a sustainable form of development and therefore complies with the provisions of the National Planning Policy Framework.

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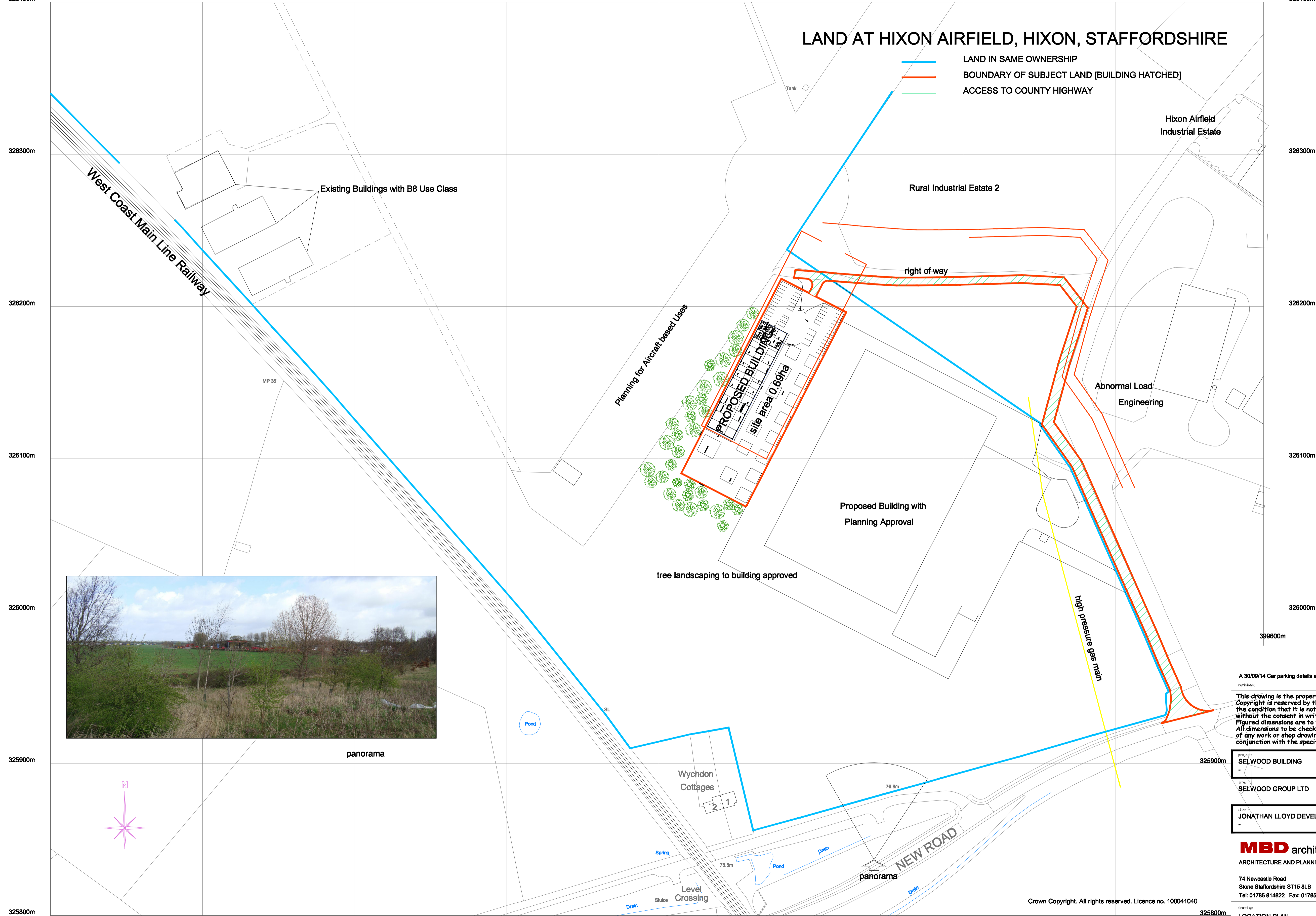
Head of Planning and Regeneration  
On behalf of the Council

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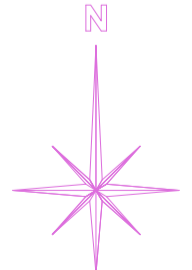
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# LAND AT HIXON AIRFIELD, HIXON, STAFFORDSHIRE

- LAND IN SAME OWNERSHIP
- BOUNDARY OF SUBJECT LAND [BUILDING HATCHED]
- ACCESS TO COUNTY HIGHWAY



panorama



A 30/09/14 Car parking details added  
 Revisions:  
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Project:	SELWOOD BUILDING
Client:	SELWOOD GROUP LTD
Client:	JONATHAN LLOYD DEVELOPMENTS LTD

**MBD architecture**  
 ARCHITECTURE AND PLANNING CONSULTANTS CDM coordinators  
 74 Newcastle Road  
 Stone Staffordshire ST15 8LB  
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Drawing number:	13L69P02
Rev:	A
Date:	May 2014
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Air And Ground Aviation Ltd C/O MBD Architecture 74 Newcastle Road Stone Staffordshire ST15 8LB	Date Registered Decision Date Issued Date	26 November 2012 22 February 2013 22 February 2013
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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No:	12/18005/REM
Proposed Development	Reserved matters - landscaping - pursuant to condition 2 of permission 12/16714/OUT
Location	Air & Ground Aviation Land Off New Road Hixon
O. S. Reference:	399335 326097

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby permits the above development in accordance with the accompanying plans and subject to the following conditions :-

1. The approved plan is the Landscape Masterplan Sheet 1
2. The landscaping scheme shall be carried out in accordance with the specification contained in the submitted Peter Jackson Developments Ltd Reserved Matters (Landscape Specification).
3. The landscaping scheme shall be implemented within 8 months of the main building being brought into use.
4. Any tree, hedge or shrub planted as part of a landscaping scheme (or replacement tree/hedge) on the site and which dies or is lost through any cause during a period of 5 years from the date of first planting shall be replaced in the next planting season.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

1. To define the permission.
2. To define the permission.

**Stafford Borough Council**

Civic Centre, Riverside, Stafford, ST16 3AQ, DX 723320, Stafford 7  
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IN PEOPLE**



Air And Ground Aviation Ltd C/O MBD Architecture 74 Newcastle Road Stone Staffordshire ST15 8LB	Date Registered Decision Date Issued Date	26 November 2012 22 February 2013 22 February 2013
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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

3. To ensure the satisfactory appearance of the development. (Saved Policy E&D1(iv) of the Stafford Borough Local Plan 2001).
4. To ensure the satisfactory appearance of the development. (Saved Policy E&D1(iv) of the Stafford Borough Local Plan 2001).

INFORMATIVE(S)

- 1 The Local Planning Authority has worked in a positive and proactive manner in dealing with this application to achieve a landscaping scheme that will serve to enhance the natural environment. It is therefore sustainable development that would comply with Section 11 of the National Planning Policy Framework.
- 2 The reasons for the grant of Planning Permission are set out in the 'Issues' section of the attached officer report. Longer reports include a separate 'Summary' section. The report also includes a separate 'Policies' section, which lists the relevant policies taken into account in the determination of the application. This is to comply with The Town and Country Planning (Development Management Procedure) (England) Order 2010.

Head of Planning and Regeneration  
On behalf of the Council

**Stafford Borough Council**

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Air And Ground Aviation Ltd C/O MBD Architecture Ltd 74 Newcastle Road Stone Staffordshire ST15 8LB	Date Registered	27 April 2012
	Decision Date	7 November 2012
	Issued Date	22 November 2012

TOWN AND COUNTRY PLANNING ACT 1990

Refuz

PERMISSION FOR DEVELOPMENT

Application No:	12/16714/OUT
Proposed Development	Building for Use Class B1(Business) and/or Use Class B2 (General Industry) and/or Use Class B8 (Storage and Distribution)(outline) - access, appearance, layout and scale to be determined
Location	Air & Ground Aviation Land Off New Road Hixon
O. S. Reference:	399312 326085

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby permits the above development in accordance with the accompanying plans and subject to the following conditions :-

1. The approved plans are drawing nos. 10177p01; 10177P02 Rev A; 10177P03 Rev A; D20201/PY/A and T16259-12-181B.
2. This is an outline permission only and before any development commences details of the landscaping of the site (the reserved matters) shall be submitted to the Local Planning Authority for approval.
3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
4. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

**Stafford Borough Council**

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Air And Ground Aviation Ltd	Date Registered	27 April 2012
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74 Newcastle Road	Decision Date	7 November 2012
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Staffordshire	Issued Date	22 November 2012
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## TOWN AND COUNTRY PLANNING ACT 1990

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### PERMISSION FOR DEVELOPMENT

5. No more than 972 sq m of gross internal floorspace of the main building hereby permitted shall be used for Use Class B1(a) - offices and furthermore that floorspace shall only be used as an ancillary use to the primary use of the building. It shall not be used as separate or independent office floorspace at any time.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no gates, fences, walls or other means of enclosure shall be erected without the prior permission of the Local Planning Authority.
7. The development shall not be brought into use until the space(s) shown on the approved plan for the parking and manoeuvring of vehicles has been provided and the space(s) shall thereafter be retained.
8. Notwithstanding the provisions of the Town and Country Planning Act 1990 as amended, no additional internal floor area or mezzanines shall be constructed without the prior permission of the Local Planning Authority
9. Notwithstanding any information in the application, no development shall be carried out unless and until a written specification for the construction, planting/seeding, maintenance and irrigation of the proposed "green roof" sections to the main building has been submitted to and approved in writing by the Local Planning Authority. The specification shall optimise circumstances for the establishment of habitat for ground-nesting birds. Thereafter, the "green roof" sections shall be constructed in accordance with the approved details before the building is first used, with the approved planting/seeding being carried out within 8 months of the building being first used. Thereafter, they shall be maintained and irrigated in accordance with the approved specification.



Air And Ground Aviation Ltd  
C/O MBD Architecture Ltd  
74 Newcastle Road  
Stone  
Staffordshire  
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#### PERMISSION FOR DEVELOPMENT

10. The buildings shall not be first used until the vehicular access shown on drawing no. 10177P03 Rev A has been constructed and thereafter it shall be retained.
11. No development shall be first used unless and until a visibility splay of 4.5m by 59.2m to the south side of the New Road/A51 junction has been constructed and thereafter it shall be kept clear of obstructions greater than 0.9m above the level of the adjacent highway carriageway.
12. Before the development is commenced details of all foul water drainage shall be submitted to and approved in writing by the Local Planning Authority.
13. Before the development is brought into use the foul water drainage system approved in writing by the Local Planning Authority in pursuance of condition(s) 12 of this permission shall be provided and thereafter retained.
14. No development shall be carried out unless and until a surface water drainage scheme incorporating sustainable urban drainage techniques has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a specification for its maintenance. Thereafter, the development shall not be first used until the approved drainage scheme has been constructed and it shall be retained in working order in accordance with the maintenance specification.
15. None of the uses hereby permitted shall be carried on outside of the buildings.

Air And Ground Aviation Ltd	Date Registered	27 April 2012
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16. Notwithstanding the requirements of condition 2, no development shall be carried out unless and until details of perimeter earth contouring of minimum 3m high to form an acoustic barrier have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be first used until the approved contouring has been constructed and it shall be retained.
17. The main building hereby permitted shall be constructed in accordance with the submitted drawings and thereafter shall not be further internally partitioned or vertically subdivided to create separate units of accommodation without the written permission of the Local Planning Authority.
18. No development shall be carried out unless and until information explaining the context of the lighting information contained on drawing no. D20201/PY/A and establishing that external artificial lighting spread and glare would be designed and constructed to minimise light pollution has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be first used until the external lighting has been constructed in accordance with the approved information and is operational.
19. No development shall be first used or occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out proposals including a timetable to promote travel by sustainable modes and it shall be implemented in accordance with the approved timetable unless otherwise agreed in writing by the Local Planning Authority. Thereafter reports demonstrating progress in promoting sustainable transport measures shall be submitted annually on each anniversary of the first occupation of the buildings for a period of five years.

Air And Ground Aviation Ltd C/O MBD Architecture Ltd 74 Newcastle Road Stone Staffordshire ST15 8LB	Date Registered Decision Date Issued Date	27 April 2012 7 November 2012 22 November 2012
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### PERMISSION FOR DEVELOPMENT

20. No development shall be carried out until a construction method statement has been submitted to and approved in writing by the Local Planning Authority.

It shall provide for i) a site compound including for any temporary buildings ii) routing of construction vehicles iii) parking for site operatives and visitors iv) space for loading and unloading plant and materials v) storage space for plant and materials and vi) wheel wash facilities. Thereafter the approved statement shall be complied with and implemented through the construction of the development

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

1. To define the permission.
2. To define the permission.
3. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
4. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
5. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Saved Policy MV10d of the Stafford Borough Local Plan 2001).
6. To safeguard the character and appearance of the area. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).

Air And Ground Aviation Ltd	Date Registered	27 April 2012
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PERMISSION FOR DEVELOPMENT

7. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Saved Policy MV10d of the Stafford Borough Local Plan 2001).
8. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Saved Policy MV10d of the Stafford Borough Local Plan 2001).
9. To enhance biodiversity (Section 11 of the National Planning Policy Framework).
10. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10a of the Stafford Borough Local Plan 2001).
11. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10a of the Stafford Borough Local Plan 2001).
12. To ensure the provision of adequate drainage facilities and to prevent the pollution of any adjacent watercourses, wells and aquifers. (Saved Policy E&D4 of the Stafford Borough Local Plan 2001).
13. To ensure the provision of adequate drainage facilities and to prevent the pollution of any adjacent watercourses, wells and aquifers. (Saved Policy E&D4 of the Stafford Borough Local Plan 2001).
14. To minimise flood risk (Section 10 of the National Planning Policy Framework).
15. To safeguard the area from noise and general disturbance (Saved Policy E&D1(iv) of the Stafford Borough Local Plan 2001).

Air And Ground Aviation Ltd	Date Registered	27 April 2012
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74 Newcastle Road	Issued Date	22 November 2012
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TOWN AND COUNTRY PLANNING ACT 1990

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PERMISSION FOR DEVELOPMENT

16. To safeguard the area from noise and general disturbance (Saved Policy E&D1(iv) of the Stafford Borough Local Plan 2001).
17. The occupation of the building by multiple separate and independent users may result in the worsening of highway safety due to the increased incidence of on-street parking (Saved Policy MV10 of the Stafford Borough Local Plan 2001).
18. To safeguard the character and appearance of the area. (Saved Policies E&D1(ii) and E&D7(iii) of the Stafford Borough Local Plan 2001).
19. To promote sustainable travel (Paragraph 36 of the National Planning Policy Framework).
20. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10a of the Stafford Borough Local Plan 2001).

INFORMATIVE(S)

- 1 The reasons for the grant of Planning Permission are set out in the 'Issues' section of the attached officer report. Longer reports include a separate 'Summary' section. The report also includes a separate 'Policies' section, which lists the relevant policies taken into account in the determination of the application. This is to comply with The Town and Country Planning (Development Management Procedure) (England) Order 2010.
- 2 The applicant's attention is drawn to attached advice of the Highway Authority, Environment Agency and National Grid.

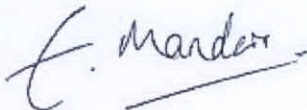
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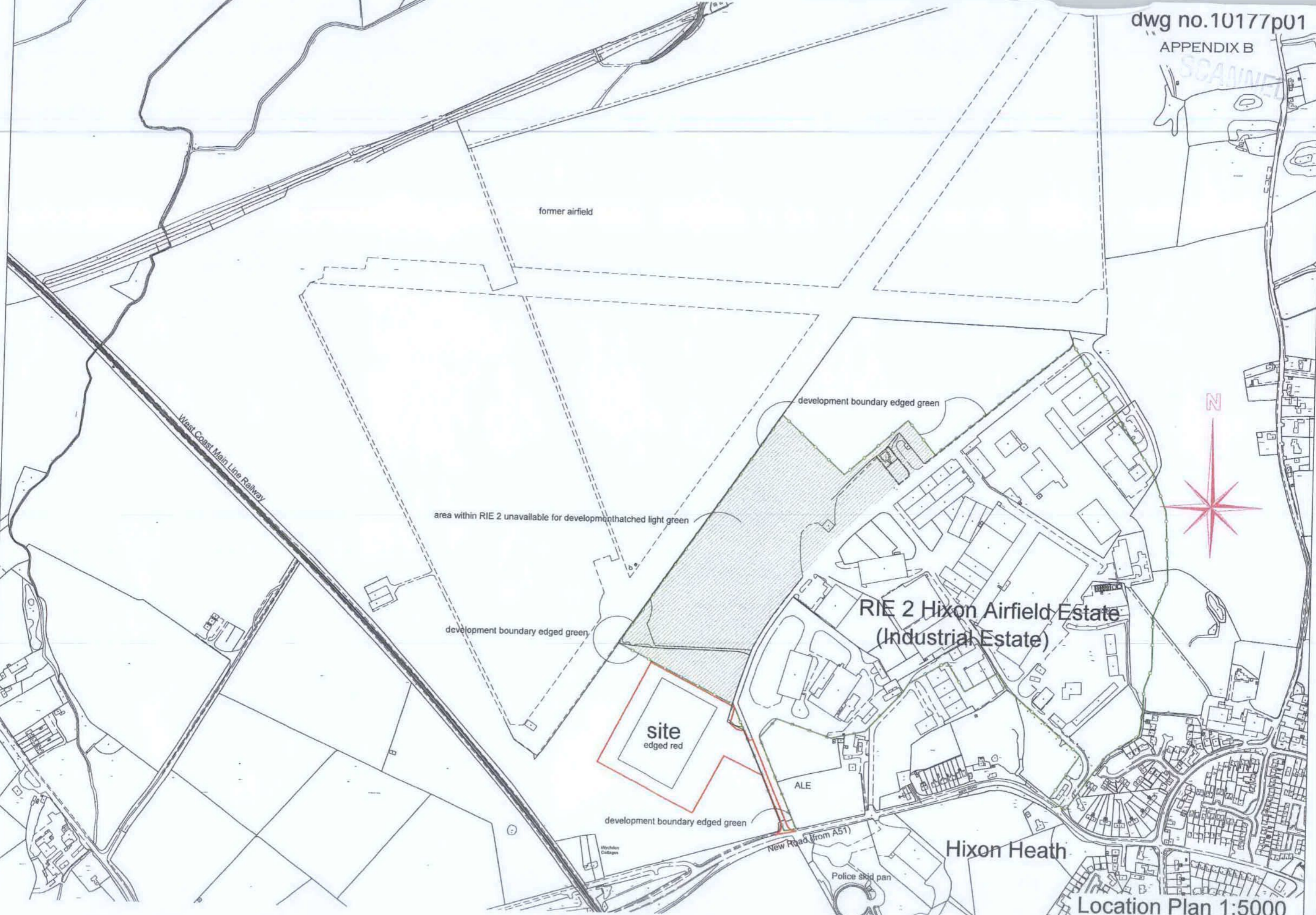
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PERMISSION FOR DEVELOPMENT



Head of Planning and Regeneration  
On behalf of the Council

SCANNED



RIE 2 Hixon Airfield Estate (Industrial Estate)

Hixon Heath

Location Plan 1:5000



Broadcrown Ltd  
C/O Hulme Upright  
Mr David Vokes  
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Lancashire  
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Date Registered 23 October 2013  
Decision Date 24 July 2014  
Issued Date 24 July 2014

Ref:uz

### TOWN AND COUNTRY PLANNING ACT 1990

### PERMISSION FOR DEVELOPMENT

Application No: 13/19456/FUL  
Proposed Development Location: Proposed new production unit, office extension, car park and external yard  
Broadcrown Diesel Generators Factory Unit 5 Hixon Airfield Industrial Estate  
O. S. Reference: 400057 326535

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby permits the above development in accordance with the accompanying plans and subject to the following conditions :-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
2. The development shall be implemented in accordance with the approved documents to which this permission relates comprising: Application for Planning Permission forms dated 14 October 2013; drawing numbers 21699-PL[0]01, 21699-PL[0]02, 21699-PL[0]03, 21699-PL[0]04, 21699-PL[0]05, 21699-PL[0]06 , 21699-PL[0]07, 21699-PL[0]08, 21699-PL[0]09, 21699-PL[0]10, 10988\_Master and 10988 OGL1; Design and Access Statement (Ref: 21699/C2) dated October 2013; Ecological Scoping Survey (Apex Ecology Limited) dated December 2011 and Great Crested Newt Survey (Apex Ecology Limited) dated June 2013 Flood Risk and Foul Water Assessment (Shepherd Gilmour Infrastructure Ltd Ref:C971/DR/EAJ/V0318) dated January 2012; and the Transport Assessment (David Tucker Associates Ref:SKP/13257-01\_TS) dated 01 February 2012 and the Traffic Survey details submitted on 19 March 014 except as may otherwise be required by conditions attached to this consent.





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### TOWN AND COUNTRY PLANNING ACT 1990

#### PERMISSION FOR DEVELOPMENT

3. Notwithstanding any description/details of external materials in the application documents, no development shall be commenced until precise details or samples of the materials to be used in the construction of the external walls and roofs of the buildings have been submitted to and approved in writing by the local planning authority.
4. Before the development is commenced, a detailed landscaping and planting scheme shall be submitted to and approved by the local planning authority to include full details of the landscaping embankment and screening mounds to be formed to the west and east of the new parking area, together with a schedule of implementation and landscape maintenance for a minimum period of five years and details of arrangements for its implementation. The development shall be carried out in accordance with the approved schedule. Any plants or trees that are removed or die or become seriously damaged or diseased within a period of five years from the date of planting shall be replaced with others of similar size and species in the next planting season, unless the local planning authority gives written consent to any variation.
5. The development permitted by this permission shall only be carried out in accordance with the approved Flood Risk and Foul Water Assessment (FRA) produced by Shepherd Gilmour Infrastructure Ltd Ref:C971/DR/EAJ/V0318 dated January 2012 and the following mitigation measures detailed within the FRA:

Limiting the surface water run-off generated by the 1 in 100 year critical storm plus climate change so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.



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The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme or within any other period as may subsequently agreed in writing by the local planning authority.

6. No development shall take place until a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved by the local planning authority. The drainage strategy should demonstrate that the surface water run-off generated up to and including the 1 in 100 year critical storm plus climate change will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
7. The development hereby permitted shall not be brought into use until the covered cycle parking facility has been provided in accordance with the approved plans. The covered cycle parking facility shall thereafter be retained for the life of the development.
8. The approved building extensions shall not be brought into use until the revised and extended parking facilities have been provided in accordance with the details shown on the approved plan daring number 21699-PL[0]05. Once provided, the approved parking facilities shall thereafter be retained for that purpose.
9. No development shall be commenced until full details of the final treatment and finishes of all the hard surfaced areas within the application shall be submitted to and approved in writing by the local planning authority.



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10. Prior to the commencement of use a detailed scheme for the usage and management of the open storage area shall be submitted to and approved in writing by the local planning authority. The open storage area shall subsequently only be used in accordance with the agreed scheme unless subsequently agreed otherwise in writing by the local planning authority.
11. Prior to the commencement of development full details of the proposed 2 metres high perimeter screen fencing shall be submitted to and approved in writing by the local planning authority. The fencing shall subsequently be erected in accordance with the approved details.
12. Works shall not be undertaken in the bird nesting season (March to August) unless it can be demonstrated that breeding birds will not be affected, through the submission, approval in writing by the local planning authority and subsequent implementation in accordance with the approved details of a method statement for the protection/avoidance of nesting birds. This may include timing of work, pre-work checks, avoiding nesting areas etc.
13. All works, including demolition, site works and construction together with deliveries to the site shall only take place between the hours of 08.00 and 18.00 on Mondays to Fridays inclusive and between 08.00 and 14.00 on Saturdays and not at all on Sundays or Bank Holidays. In addition delivery vehicles shall not park on the access highways to the site.



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14. The sound pressure level at the boundary of the nearest noise sensitive property shall not exceed 5dBA (15minutes) above the ambient noise level during normal working hours on Mondays to Fridays inclusive. Between the hours of 20.00 and 07.00 on Mondays to Fridays and at all times on Saturdays, Sundays and Bank Holidays the sound pressure level measured at the boundary of the nearest noise sensitive property shall not exceed 3dBA (15minutes) above the ambient noise level.
15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and of any subsequent amendments to that Order or any replacement Order, no additional doors, vents, openings or extract points shall be created in any elevation of the production building extension approved in as part of this permission without the prior permission of the local planning authority.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

1. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To define the permission.
3. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
4. To enhance the appearance of the development. (Policies N1 g and h of The Plan for Stafford Borough).



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### PERMISSION FOR DEVELOPMENT

5. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. (Policy N2 of The Plan for Stafford Borough)
6. To prevent the risk of flooding both on and off site. (Policy N2 of The Plan for Stafford Borough)
7. In the interests of the promotion of a sustainable transport system. (Policy T1 (d) of The Plan for Stafford Borough)
8. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Policy T2d of The Plan for Stafford Borough).
9. To ensure the satisfactory appearance of the development and to ensure that all parking, access and manoeuvring areas can be used conveniently and in all weather. (Policies N1 (g) and (h) and T2 (d) of The Plan for Stafford Borough)
10. To ensure the satisfactory appearance of the development and to safeguard the outlook from nearby residential properties. (Policy N1 (g) and (h) of The Plan for Stafford Borough)
11. To ensure the satisfactory appearance of the development and to safeguard the outlook from nearby residential properties. (Policy N1 (g) and (h) of The Plan for Stafford Borough)
12. In order to ensure that the development does not result in damage or harm to legally protected species or their habitat/roost. (Policy N4 (c) and (f) of The Plan for Stafford Borough)



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13. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance. (Policy N1e of The Plan for Stafford Borough).
14. To safeguard the occupiers of the approved dwelling(s) from undue noise. (Policy N1e of The Plan for Stafford Borough).
15. To safeguard the occupiers of the approved dwelling(s) from undue noise. (Policy N1e of The Plan for Stafford Borough).

### INFORMATIVE(S)

- 1 The local planning authority considers the proposal to be a sustainable form of development and therefore complies with the provisions of the National Planning Policy Framework.
- 2 That the applicant's attention be drawn to the comments of the Environment Agency, the Head of Environmental and Health Services, the Borough Diversity Officer and the Police Architectural Liaison Officer.



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PERMISSION FOR DEVELOPMENT

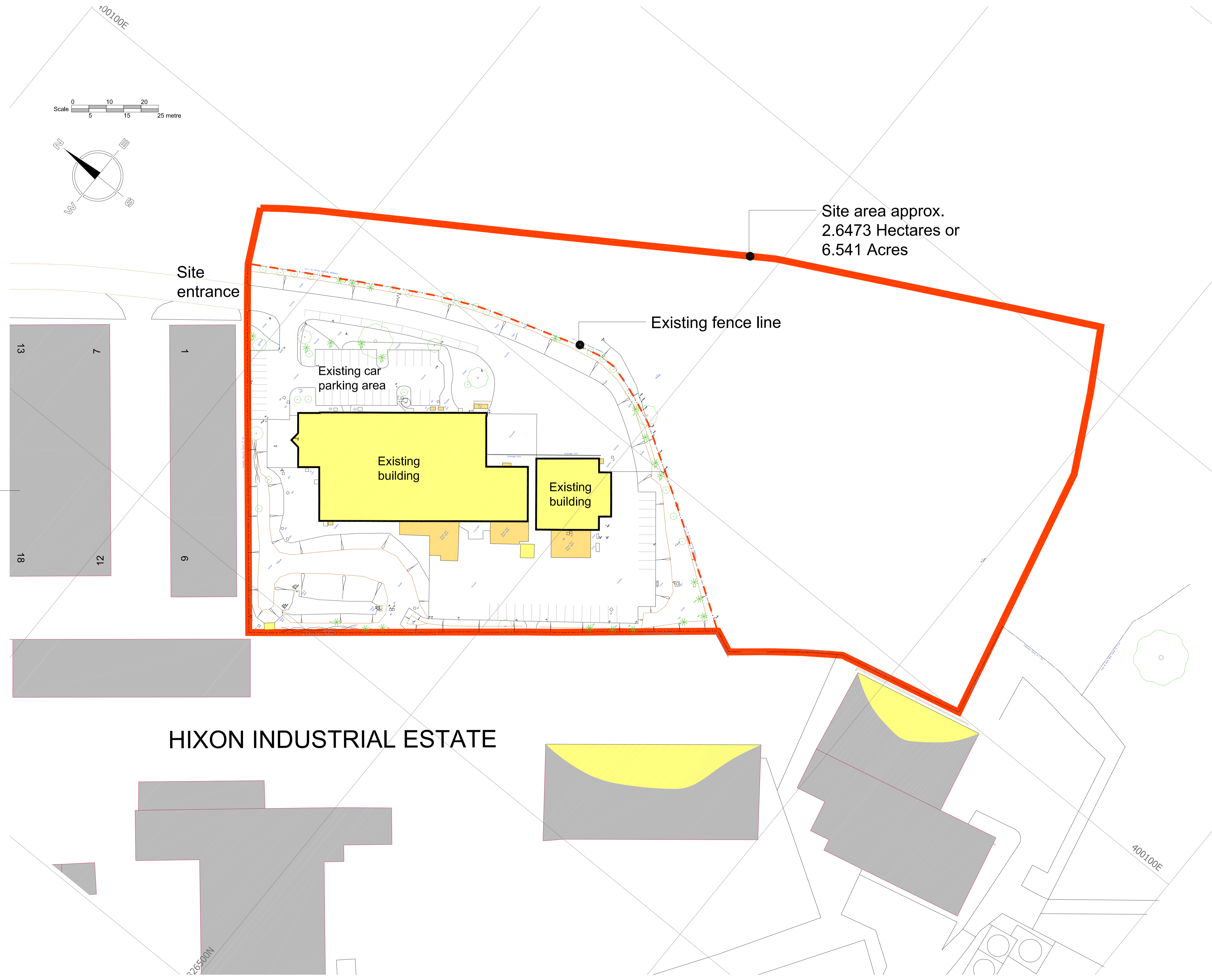
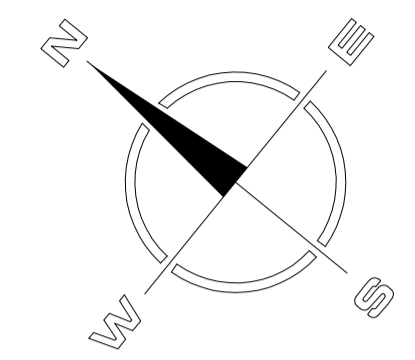
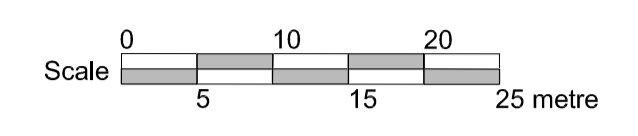
- 3 That the applicant be informed that this permission does not entitle him to obstruct a public right of way. Development insofar as it affects a public right of way should not be started and the right of way should be kept open unless and until any necessary statutory orders have been made and confirmed.

A handwritten signature in black ink, appearing to read "E. Mander", with a horizontal line underneath.

Head of Planning and Regeneration  
On behalf of the Council

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Rev. | Drawn | Comments | Date



# HIXON INDUSTRIAL ESTATE

Site area approx.  
2.6473 Hectares or  
6.541 Acres

Existing fence line

Existing car parking area

Existing building

Existing building



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architects edmc-ordinators  
Client  
**Broadcrown Ltd**  
**Hixon Industrial Estate**  
Project  
**Proposed New Production Unit, Office Extension, Car Park and External Yard**

Title  
**Existing Site Plan**

Status  
**Planning**  
Date  
**OCT 2013**  
Scale @A1  
**1:500**

Project No  
**21699**  
Drawing No.  
**PL[0]02**

Drawn  
**CR/NJH**

Checked

Rev

PLANNING

File Ref: 11