DESIGN GUIDE

Land North East of Junction 10 M42, North Warwickshire

"Ambitious proposals to create The Greenest Business Park in the West Midlands."

HODGETTS ESTATES

wsp

Issue date	12.12.2022
Document status	PLANNING
Document name	4263-CA-00-XX-RP-A-06004_DESIGN GUIDE
Revision	PL6
Author	SA/MB/AH
Checked by	NH

CONTENTS

Illustrative CGI

CD-B35

1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 OVERVIEW

This Design Guide supports an outline planning application submitted on behalf of Hodgetts Estates (the Applicant / Client), as part of ambitious proposals to create *"The Greenest Business Park in the West Midlands"* at land north-east of Junction 10 of the M42 motorway, North Warwickshire ('the Site').

Hodgetts Estates is a commercial property developer and investor, with a track record of delivering market leading business park developments in North Warwickshire.

Its flagship Core 42 Business Park at Dordon is home to established local employers including Greencore Group Plc, Bond International Ltd, Marshall Group Plc, and Grafton Group Plc and has delivered significant employment benefits to the area including over 500 full-time jobs, regeneration of former industrial land, enhanced pedestrian and cycle links providing access to Penmire/Dordon Lakes and significant habitat creation, as well as substantial contributions towards staff training and sustainable transport measures locally.

In response to the compelling need for strategic-scale employment development in this location, the Applicant is now bringing forward proposals to deliver a highly sustainable business park that would seek to combine "Best in Class" logistics and industrial buildings, smaller SME buildings and an overnight lorry parking facility with significant amenities and social value benefits to local residents and communities.

The aspiration is to create "The Greenest Business Park in the West Midlands" and is driven by Hodgetts Estates' commitment to achieving a very high bar in terms of sustainability and mitigating climate change impacts.

Core 42 Business Park

1.2 PURPOSE OF DESIGN GUIDE

To help achieve these aspirations, this Design Guide has been developed in conjunction with leading professionals to provide the following:

- An overarching design framework and development parameters that development subject to future reserved matters applications must adhere to;
- Ensure that any future development of the Site would be brought forward in a cohesive manner that respects the locational context and ensures that high quality, highly sustainable and appropriately designed development comes forward at the Site;
- Enable the substantial scheme benefits associated with high-quality design to be realised;
- Facilitate a more streamlined planning process at reserved matters approval stage.

It is anticipated that a planning condition will form part of any outline planning permission forthcoming to require future reserved matters applications to demonstrate compliance with this Design Guide.

"Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design."
Para 128, NPPF

1.0 INTRODUCTION

1.3 POLICY CONTEXT

This Design Guide is a positive and proactive response to the Government drive towards tackling climate change and vastly improving and supporting good design and, as such, is heavily influenced by the existing planning policy and guidance context relating to achieving sustainable development and high quality design. Accordingly, this section sets out the most pertinent national and local planning policy and guidance relating to these two key themes.

NATIONAL PLANNING POLICY FRAMEWORK

Achieving sustainable development is at the heart of the NPPF.

Paragraph 8 defines sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Achieving well designed and high-quality places is a key component of delivering sustainable development.

Paragraph 126 states that "the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve, with good design being a key aspect of sustainable development that creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."

Paragraph 128 states that: "To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety."

Paragraph 129 goes on to state that: "Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes."

Paragraph 130 sets out a number of design criteria that development proposals should clearly demonstrate to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Optimise the potential of the Site to accommodate development, create and sustain an appropriate mix of uses including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- Are sympathetic to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; and
- Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 131 recognises that: "trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users."

Tree Planting makes an important contribution to the quality of urban environments.

1.0 INTRODUCTION

1.3 POLICY CONTEXT

Paragraph 132 states that: "Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot."

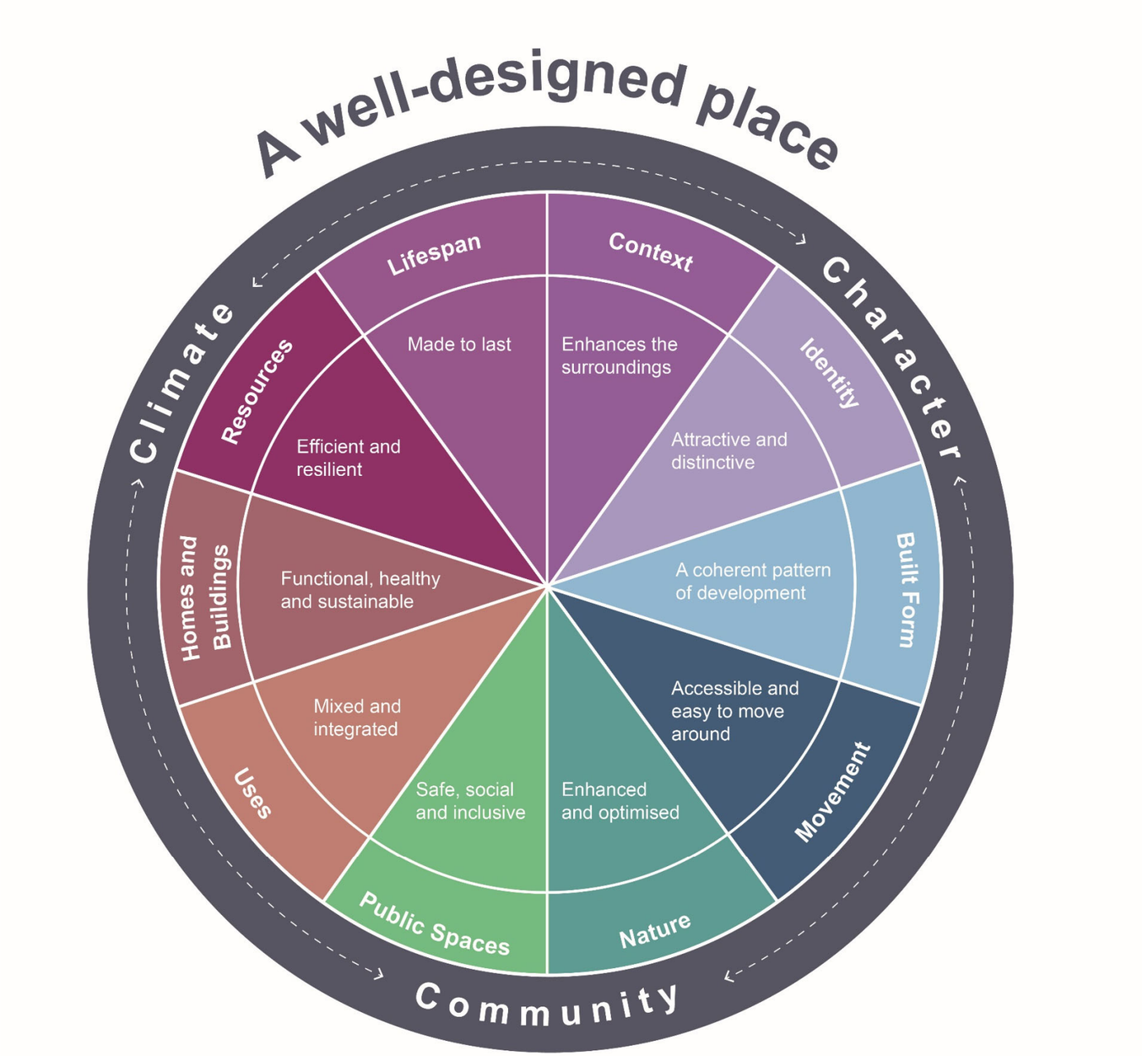
Paragraph 134 states that, for decision-makers, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

ACHIEVING GOOD DESIGN

Separately, there has been a series of recent planning design guidance published which demonstrates that achieving good design is high on the Government's agenda and is helping influence policy-making and decision-taking, as demonstrated in 2021 update to the NPPF.

The updated NPPF makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide, National Model Design Code and Guidance Notes for Design Codes illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice.

These documents form part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.



The National Design Guide 10 Design Characteristics

1.0 INTRODUCTION

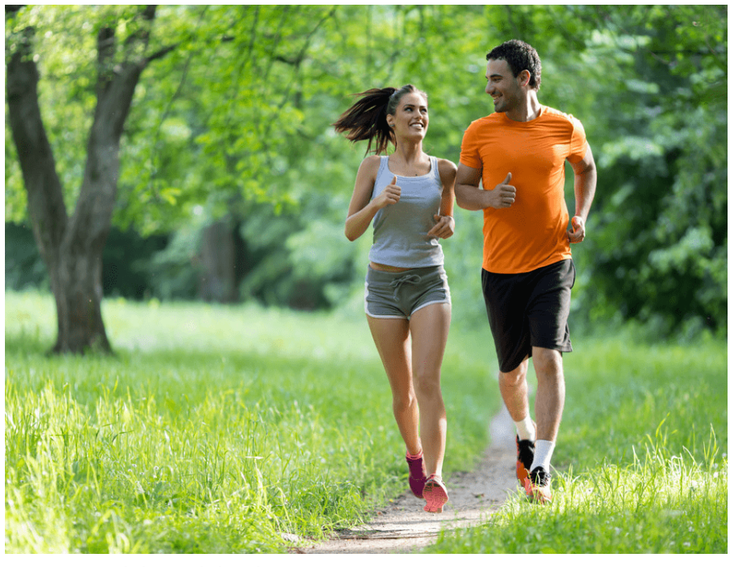
1.3 POLICY CONTEXT

Additionally, Government has committed to implementing a "fast track for beauty" in the planning system and considers that many of the recommendations made in the final report of the Building Better, Building Beautiful Commission (BBBBC) study on improving design quality can be captured by amending the NPPF. The updated NPPF captured these updates by introducing to new paragraphs (paragraphs 128 and 129) to ensure developers take design seriously, encourage greater enforcement during build out, and fast-tack planning for 'beautiful' schemes.

NORTH WARWICKSHIRE BOROUGH COUNCIL LOCAL PLAN

The Local Plan identifies a number of cross cutting issues that were consistently raised throughout its preparation and have ultimately shaped the spatial vision, strategic objectives and planning policies within. The issues most pertinent to the Site and the development proposals, which this Design Guide therefore responds to, are as follows:

- To develop and grow the local economy for the benefit of local residents, to be achieved by working in partnership with local businesses, landowners and developers to provide new employment land, enabling local economic opportunities to benefit local residents;
- To deliver high quality developments based on sustainable and inclusive designs that raises the quality threshold of developments, promotes sustainable construction and design practices including energy efficiency, design which mitigates and adapts to climate change, provides and enhances the provision of open and green spaces and limits adverse impacts on biodiversity and ecology;
- To protect and enhance the quality of the natural environment and conserve and enhance the historic environment across the Borough, to be achieved through securing good sustainable design that addresses environmental issues, including flood risk and the creation and restoration of habitats, enhancing local distinctiveness and safeguarding important assets;
- To establish and maintain a network of accessible good quality Green Infrastructure, open spaces, sports and recreational facilities, to be achieved by providing and promoting healthy and safe ways to relax and play through the design and layout of new developments, enhancing the overall well-being of the community, and seeking sustainable design which minimises environmental impacts;



Fitness trail through landscaping

- To ensure the satisfactory provision of social and cultural facilities, to be achieved by securing opportunities to link new development to facilities and services, linking new development to the improvement of health, education and life-long learning and securing access to these services and facilities.

Policy LP1 (Sustainable Development) states that all development proposals must:

- Be supported by the required infrastructure;
- Be consistent with the approach to place making set out through development management policies, including, where relevant;
- Integrate appropriately with the natural and historic environment, protecting and enhancing rights of way network where appropriate;
- Demonstrate a high quality of sustainable design that positively improve the individual settlement's character, appearance and environmental quality of an area;
- Deter crime;
- Sustain, conserve and enhance the historic environment;
- Provide, conserve and enhance biodiversity;
- Create linkages between green spaces and wildlife corridors.

1.0 INTRODUCTION

1.3 POLICY CONTEXT

Policy LP29 (Development Considerations) states that:

Development should meet the needs of residents and businesses without compromising the ability of future generations to enjoy the same quality of life that the present generation aspires to, and development should manage the impacts of climate change through the design and location of development. It sets out a range of criteria that new development should meet, including:

- Be adaptable for future uses and take into account the needs of all users;
- Maintain and improve the provision of accessible local and community services;
- Encourage sustainable forms of transport focussing on pedestrian access and provision of bike facilities;
- Provide safe and suitable access to the Site for all users;
- Avoid and address unacceptable impacts upon neighbouring amenities through overlooking, overshadowing, noise, light, air quality or other pollution; and in this respect identification of contaminated and potentially contaminated land will be necessary prior to determination of proposals depending on the history of the Site and sensitivity of the end use;
- Protect and enhance the historic and natural environment;
- Manage the impacts of climate change through the design and location of development including sustainable building design and materials, sustainable drainage, water efficiency measures, use of trees and natural vegetation and ensuring no net loss of flood storage capacity.

Provision of bike facilities

New development should be adaptable for future uses

Sustainable solutions to manage the impact of climate change

1.0 INTRODUCTION

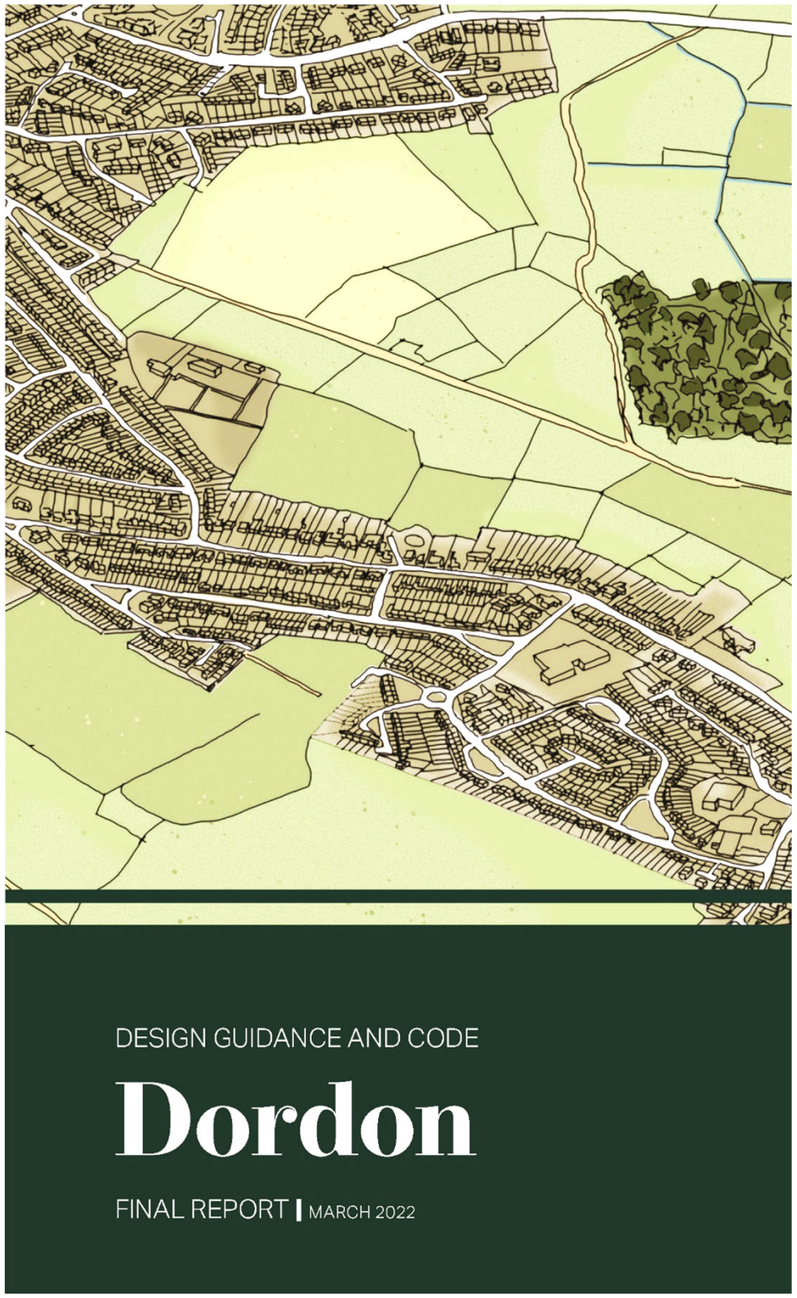
1.3 POLICY CONTEXT

Policy LP30 (Built Form)

Policy LP30 sets out a number of design criteria that development proposals should adhere to, including a requirement for its layout, form and density to respect and reflect the existing pattern, character and appearance of its setting.

A number of general principles are expected in all development, including:

- Ensure that all of the elements of the proposal are well related to each other and harmonise with both the immediate setting and wider surroundings;
- Make use of and enhance views into and out of the Site both in and outside of the Site;
- Reflect the characteristic architectural styles, patterns and features taking into account their scale and proportion;
- Reflect the predominant materials, colours, landscape and boundary treatments in the area;
- Ensure that the buildings and spaces connect with and maintain access to the surrounding area and with the wider built, water and natural environment;
- Are designed to take into account the needs and practicalities of services and the long term management of public and shared private spaces and facilities;
- Create a safe, secure, low crime environment through the layout, specification and positioning of buildings, spaces and uses in line with national Secured by Design standards;
- Reduce sky glow, glare and light trespass from external illumination.



DORDON DESIGN GUIDANCE AND CODE

Published alongside the emerging Dordon Neighbourhood Plan in October 2021, the objective of the Dordon Design Guidance and Code (DDGC) is:

"to provide bespoke design guidance and codes that future developments within the neighbourhood plan area must follow, in order to respond to Dordon's special character".

The Dordon Design Guidance and Code sets out a number of high level '**Applicable Design Principles' (ADPs)** that development should factor into scheme design. Whilst the document is heavily focused towards housing development and particularly Site H7 (now Site H5 – Land to the West of Dordon) in the Local Plan, many of the design principles have, at least, some relevance to other forms of development, such as the application proposals.

1.0 INTRODUCTION

1.3 POLICY CONTEXT

Some of the more relevant **Applicable Design Principles (ADPs)** are set out below:

- Walking and cycling should be encouraged to support growth, limit the negative impacts of traffic congestion on the roads and create direct and memorable routes;
- Public transport should be used to support active travel and provide improved links between places;
- New development should respond to pedestrian and cyclist desire lines and integrate with the existing network of footpaths and cycle routes, enhancing these where possible and adding new routes that connect places of interest;
- New development proposals should not be visually intrusive. This should be achieved through appropriate scaling and design, including landscape;
- The scale and massing of new buildings should be consistent with the form and massing of neighbouring properties;
- Include 'soft' edges to enable development to be better integrated with the wider landscape and ease the transition between the countryside and the urban area; and
- New development must explore and, where possible, adopt innovative and proactive approaches in respect of renewable energy systems and infrastructure and strive for good quality design that meets local and national targets in respect of CO2 emissions, with sustainable, low or net zero carbon as the aspiration.

Walking and cycling should be encouraged

Low or net zero carbon

New development proposals should not be visually intrusive. This should be achieved through appropriate scaling.

Public transport should be used to support active travel

1.0 INTRODUCTION

1.4 REPORT STRUCTURE

The remaining sections of this Design Guide are set out as follows:

Section 2 – sets out details of the High Quality Design Principles & Design Parameters, Client Brief, EIA Parameters, Development Plots, OffSite Areas and Design Parameters.

Section 3 – sets out details on how the proposals respond to HQDP 1: Responding to the climate change emergency; including the relevant Design Parameters which assist in achieving the HQDP and the 'Applicable Design Principles' (ADPs) from the Dordon Design Guidance and Code (DDGC) that the HQDP and Design Parameters would address;

Section 4 – sets out details on how the proposals respond to HQDP 2: Maintaining a Strategic Gap; including the relevant Design Parameters which assist in achieving the HQDP and the ADPs from the DDGC that the HQDP and Design Parameters would address;

Section 5 – sets out details on how the proposals respond to HQDP 3: Providing safe and convenient access for all; including the relevant Design Parameters which assist in achieving the HQDP and the ADPs from the DDGC that the HQDP and Design Parameters would address;

Section 6 – sets out details on how the proposals respond to HQDP 4: Ensuring that prominent buildings are distinctive, distinguishable, and relate to human scale and operational requirements whilst minimising the wider visual impact; including the relevant Design Parameters which assist in achieving the HQDP and the ADPs from the DDGC that the HQDP and Design Parameters would address;

Section 7 – sets out details on how the proposals respond to HQDP 5: Generating a uniform architectural language; including the relevant Design Parameters which assist in achieving the HQDP and the ADPs from the DDGC that the HQDP and Design Parameters would address;

Section 8 – sets out details on how the proposals respond to HQDP 6: Encouraging healthy and active lifestyles; including the relevant Design Parameters which assist in achieving the HQDP and the ADPs from the DDGC that the HQDP and Design Parameters would address;

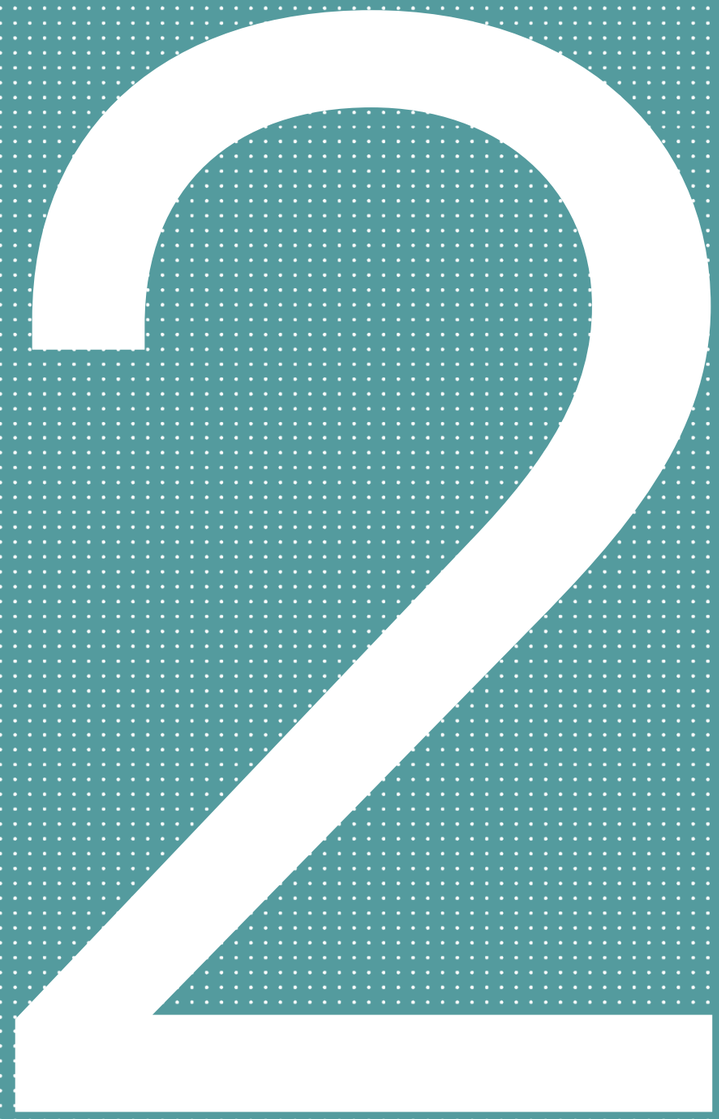
Section 9 – sets out details on how the proposals respond to HQDP 7: Creation of a multi-functional green and blue infrastructure network; including the relevant Design Parameters which assist in achieving the HQDP and the ADPs from the DDGC that the HQDP and Design Parameters would address;

Section 10 – provides a summary & conclusions on the above, explaining how the HQDPs and Design Parameters would ensure future reserved matters proposals are policy compliant, respond to the Site conditions and context, and meet highest level of sustainability and design;

Section 11 – Appendices.

16

2.0 HIGH QUALITY DESIGN PRINCIPLES AND DESIGN PARAMETERS



2.0 HIGH QUALITY DESIGN PRINCIPLES AND DESIGN PARAMETERS

2.1 CLIENT BRIEF

The Client Brief for the proposed development included, inter alia, the following instructions for the Design Team at project outset:

- Ambitious proposals to create *"The Greenest Business Park in the West Midlands"*;
- Provide a highly sustainable proposal for a development which includes industrial warehouse uses and a secure overnight lorry parking facility, in response to current demand and market indicators;
- Set out possible proposals for an element of smaller footprint employment units capable of serving local businesses and SMEs;
- Develop options for the above while addressing any site constraints, and respecting the amenity of residents and businesses alike;
- Respect the separate identities of the settlements of Polesworth with Dordon and Tamworth and ensure that a meaningful gap is retained between them;
- Enhance the existing interface and access point associated with the A5 Watling Street dual carriageway on the southern boundary, and provide a high quality gateway into the Site;
- Accommodate and upgrade existing pedestrian and cycle routes and provide extensive new routes, throughout the Site and wider area;
- Incorporate sustainable principles for land forms, water run-off control and energy production/use;
- Create a safe, high quality development which provides significant biodiversity net gains and enhancements and opportunities for leisure.

Proposed development to include industrial warehouses, a secure overnight lorry parking facility, substantial area of green infrastructure , enhance the existing interface and access point, provide new pedestrian and cycle routes, incorporate sustainable measures.

2.0 HIGH QUALITY DESIGN PRINCIPLES AND DESIGN PARAMETERS

2.2 EIA DEVELOPMENT PARAMETERS

The proposed development is sought in outline, with approval of access in detail now and all other matters (appearance, landscaping, layout and scale) reserved for consideration as part of future planning applications. Development parameters are therefore sought at this stage, as demonstrated in the accompanying Parameters Plan and listed below. These form part of the Environmental Impact Assessment (EIA), carried out as part of the scheme appraisal and set out in the accompanying Environmental Statement (ES).

Up to 100,000sqm (1,076,391sqft) of mixed Class B2 (General Industrial), Class B8 (Storage or Distribution) and Class E(g)(iii) (Industrial Processes Suitable for a Residential Area) floorspace is proposed. Up to a maximum of 10% of this total floorspace will be Class B2 / Class E(g)(iii) floorspace.

The following maximum and minimum parameters for the development to be contained within the development site are as follows:

1. New vehicular and pedestrian access from the A5 trunk road;
2. Public Bridleway AE45 diverted within the development site, providing an enhanced route linking Birchmoor to the proposed green infrastructure, A5 trunk road and local services;
3. A substantial area of green infrastructure (over 9ha) principally to the north, south and east of the plots, incorporating open space, planting, landscaping, public rights of way, sustainable drainage system (SuDS) and a variety of wildlife habitats, provides a minimum development offset of 35m extending to 134m from the built development edge to the Site boundary;
4. Existing peripheral vegetation retained, enhanced and strengthened to provide a robust landscape buffer;

2.0 HIGH QUALITY DESIGN PRINCIPLES AND DESIGN PARAMETERS

2.2 EIA DEVELOPMENT PARAMETERS

5 Naturalistic earth mounds formed within the green infrastructure, utilising surplus cut material from the development site, to create a transitional zone between the developable area and development site perimeter and to provide visual mitigation where necessary;

6 Maximum development height of +117.8m AOD at the less sensitive westernmost Plot A1 adjacent to the M42 motorway;

7 Reduced maximum development height of +113m AOD at Plot A2, north of Plot A1 closer to Birchmoor;

8 Reduced maximum development height of +111m AOD at the easternmost Plot B1, closer to Dordon;

9 Reduced maximum development height of +102m AOD at Plot B2, at the entrance to site;

10 Up to 150 space overnight lorry parking facility;

11 Up to 400 sqm amenity building for overnight lorry parking facility (shop, restaurant/takeaway, laundry, gym, changing facilities, showers, toilets, etc);

12 Hub Office incorporating site office; security, management and marketing facilities; meeting / presentation rooms (which would double up as classrooms) and computer suite; and communal cycle parking, showers and changing facilities.

2.0 HIGH QUALITY DESIGN PRINCIPLES AND DESIGN PARAMETERS

2.2 EIA DEVELOPMENT PARAMETERS

Creation of substantial landscaped buffer zones to the development site perimeter (in addition to the offsite areas for potential mitigation), as follows:

13 **North** - an extensive landscape buffer to the north of Plot A2 extending to 134m at its widest, reducing to 75m at the closest point to Birchmoor;

14 **East** - an extensive landscape buffer to the east of Plot A1 extending to 106m at its widest reducing to 49m to the north-east of Plot A2, and extending to 65m to the east of Plot B1 and Plot B2 and a minimum 35m to the north-east of Plot B1, where proposed building heights are lower;

15 **South** - a minimum 35m to the south of Plot A1 extending to 58m in the south-west corner of the plot close to J10 M42 and 35m-37m to the south of Plot B2;

16 **West** - a minimum 10m landscape buffer to the west of Plot A1 and Plot A2, where existing screening vegetation for the M42 motorway is extensive and mature.

For reference, green infrastructure is defined at Annex 2: Glossary in the National Planning Policy Framework (NPPF) 2021 as: *"A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity."*

Furthermore, a number of additional areas of land within the applicant's control are included. These areas are to provide potential landscape and visual impact mitigation and biodiversity enhancements through planting and footpath enhancements, as well as providing access to members of the public. These potential enhancements are set out where relevant in Sections 3-10 of this Design Guide.

2.0 HIGH QUALITY DESIGN PRINCIPLES AND DESIGN PARAMETERS

2.3 DEVELOPMENT PLOTS

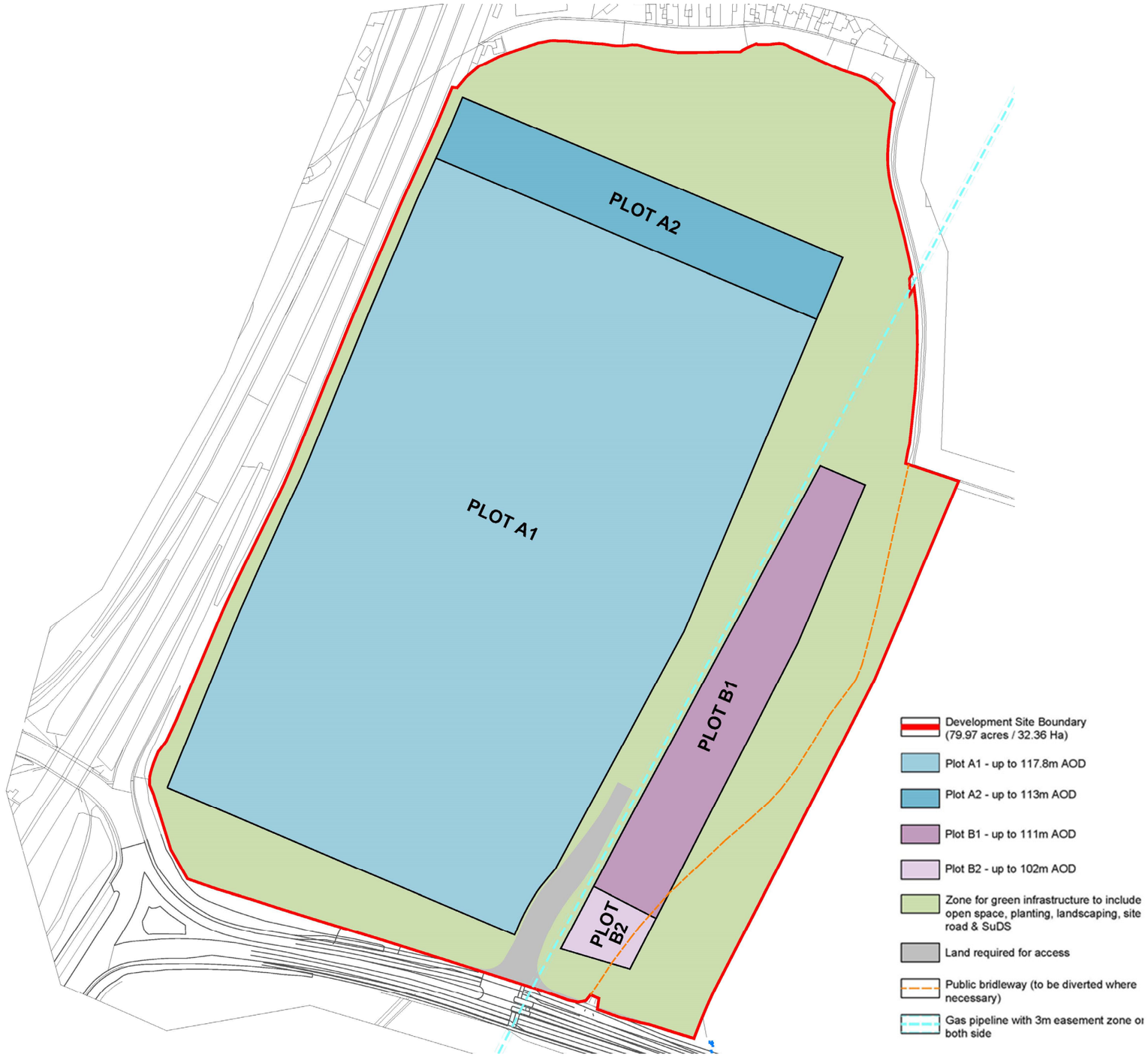
As shown on the Parameters Plan, the development site boundary extends to 32.36ha. Within this boundary, the development parameters designate four development plots, as follows:

- **Plot A1** – Up to +117.8m AOD
- **Plot A2** – Up to +113m AOD
- **Plot B1** – Up to +111m AOD
- **Plot B2** – Up to +102m AOD

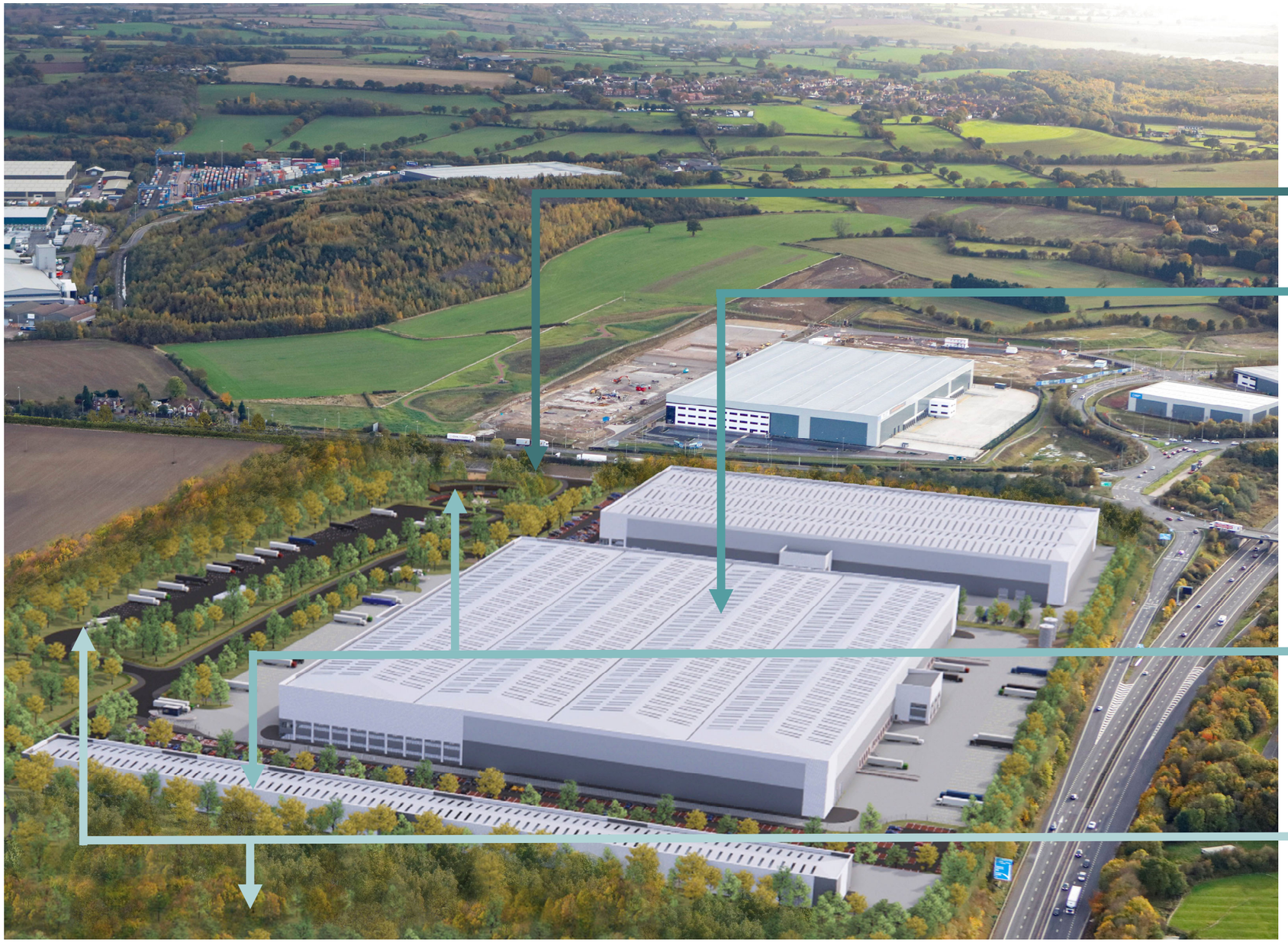
The approach to the development plots has been to ensure that the highest and largest elements of future development will be focused in the south-west of the Site (Plot A1) closest to the M42 motorway and junction 10, reducing in height in the north (Plot A2) and east (Plot B1 and Plot B2) with significant buffer zones to the Site periphery, particularly between the development boundary and residential areas to the north and east, as set out in Section 2.2.

Plot B2, which would comprise a high-quality designed Hub Office, is sited in a gateway location adjacent to the A5 and proposed site access to contribute to an attractive site frontage and raise the bar in terms of design quality when entering the Site or passing along the A5.

A number of Illustrative Masterplans (not for approval) are included in the appendices to demonstrate that the proposed development can be adequately accommodated within the development plots and parameters listed. It should be noted that the Illustrative Masterplans only show how the scheme could potentially be laid out and demonstrate its flexibility in the type and size of units, with the final layout (either in entirety or in part) to be fixed as part of future reserved matters applications and in accordance with this Design Guide.



2.0 HIGH QUALITY DESIGN PRINCIPLES AND DESIGN PARAMETERS



Plot B2 will comprise of a high-quality designed Hub Office

Highest / tallest elements of the proposals are focused in the south-west of the Site (Plot A1)

Buildings height to be reduced in the north (Plot A2) and east (Plot B1 and Plot B2)

Significant buffer zones to the Site periphery to be provided, particularly between the development boundary and residential areas to the north and east

2.0 HIGH QUALITY DESIGN PRINCIPLES AND DESIGN PARAMETERS

2.4 HIGH QUALITY DESIGN PRINCIPLES (HQDPs)

In response to the policy context and key issues outlined in Section 1.3, as well as the nature of the Site and surrounding environs, a series of High Quality Design Principles (HQDPs) and Design Parameters have been developed to provide an overarching framework and parameters for future reserve matters applications. The HQDPs will ensure that development at the Site would be brought forward in a cohesive manner that respects the local context.

These HQDPs are as follows:

- HQDP 1: Responding to the climate change emergency by designing in and future-proofing sustainability from the start across all aspects of building, infrastructure and landscape design, whilst allowing for adaptation and later enhancement to meet occupier requirements.
- HQDP 2: Maintaining a Strategic Gap between the development site and Polesworth with Dordon to the east, and Birchmoor to the north, utilising HE's extensive land holdings, to create a strong landscape setting with views and legible routes to and from the Site, and connecting with the surrounding landscape.
- HQDP 3: Providing safe and convenient access for all users coming to and from the Site, including the local community for leisure uses, commuters, and visitors.
- HQDP 4: Ensuring that prominent buildings are distinctive, distinguishable, and relate to human scale and operational requirements whilst minimising the wider visual impact. Larger warehouse elements will utilise varied ground levels and sympathetic building components to break up facades and screen service yards.
- HQDP 5: Generating a uniform architectural language and design of built form to enhance legibility and wayfinding for the Site and surroundings. Creating a sense of place and respecting the distinctive and varied architecture and built form of the surrounding environs.
- HQDP 6: Encouraging healthy and active lifestyles through the incorporation and enhancement of landscaping features, and linkages between the Site and surrounding area for recreation and leisure uses.
- HQDP 7: Creation of a multi-functional green and blue infrastructure network, where valuable landscape features and ecological assets are enhanced, increasing biodiversity and habitat connectivity. Buildings will also contribute towards these networks and will meet the highest standard of sustainability that is practicably achievable.

Sections 3-10 of this Design Guide demonstrate how each of the HQDPs, supported by appropriate Design Parameters, have responded to the Site and policy context, including the Dordon Design Guidance and Code, and how the HQDPs and Design Parameters would be interwoven into building design, infrastructure and landscaping proposals for future developments to ensure a high quality design and sustainable development is achieved, and the associated scheme benefits are realised.

Bio Based Materials

Sustainable Drainage Systems (Feature Pond)

Outdoor Gym Equipment promoting healthy and active lifestyles

2.0 HIGH QUALITY DESIGN PRINCIPLES AND DESIGN PARAMETERS

2.5 DESIGN PARAMETERS

In addition to the EIA Development Parameters set out at Section 2.2, this Design Guide sets out a plethora of further Design Parameters which have been developed to ensure that any future schemes would meet the very highest level of sustainability, good design and to mitigate the impacts of climate change. These may not have formed part of the mitigation measures and environmental enhancements assessed though the EIA process, as they may not have been necessary to mitigate the environmental effects of the proposals. Nevertheless, the Design Parameters have been identified through the design process and are born out of the Applicant's commitment to design and the ambitious proposals to create *"The Greenest Business Park in the West Midlands"* at the Site, as well as a direct response to relevant planning policy and guidance, site conditions and site context.

The Design Parameters that are relevant to each HQDP are set out in the following sections. It is anticipated that these would form the basis of a potential planning condition to require future reserved matters applications to demonstrate compliance with this Design Guide.

View looking west over smaller footprint employment units targeted at local businesses and SMEs.

Design Drivers

Emission Control

Water

Resources

Health + Wellbeing

Climate Resilience

Biodiversity

Value + Cost

CD-B35

3.0 HQDP 1 RESPONDING TO THE CLIMATE CHANGE EMERGENCY

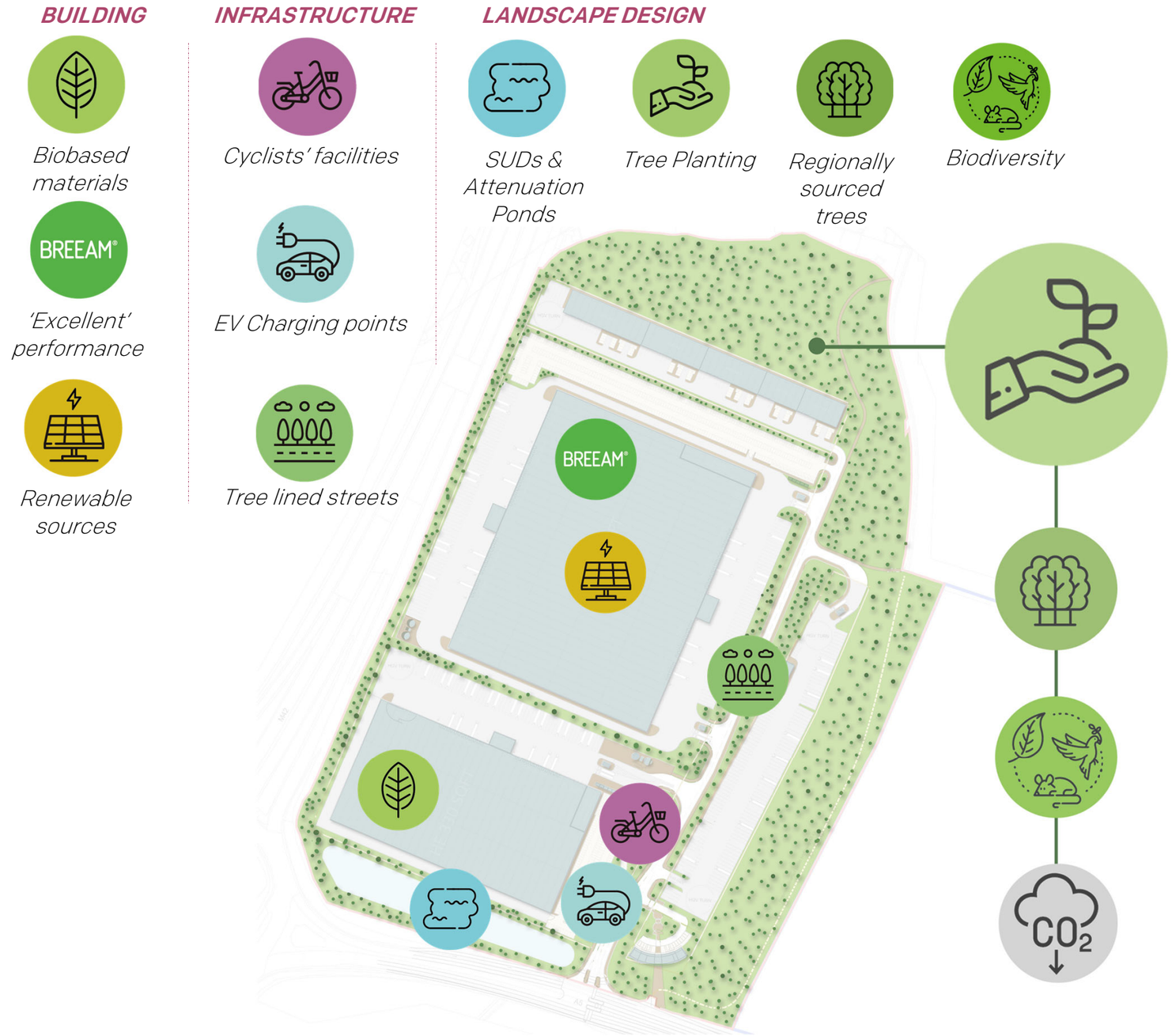
3.0 HQDP 1

3.1 RESPONDING TO THE CLIMATE CHANGE EMERGENCY

Responding to the climate change emergency by designing in and future-proofing sustainability from the start across all aspects of building, infrastructure and landscape design, whilst allowing for adaptation and later enhancement to meet occupier requirements.

Future development at the Site will explore and, where possible, adopt innovative and proactive approaches to sustainability in response to the climate change emergency through the integration of renewable energy systems and associated infrastructure, including community-led initiatives where feasible.

Future development will strive for high quality, sustainable designs that seamlessly incorporate the local and national CO_2 target emissions reductions within the materiality of the building envelope and its surrounding external structures.



3.0 HQDP 1

3.2 DESIGN APPROACH & RESPONSE

The aspiration to create *"The Greenest Business Park in the West Midlands"* is driven by Hodgetts Estates' commitment to achieving a very high bar in terms of sustainability and mitigating climate change impacts, in direct response to the climate change emergency.

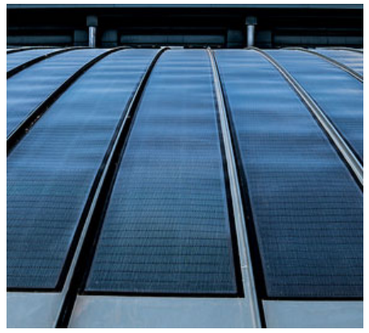
Future development at the Site will be expected to harness renewable energy sources and sustainability measures throughout the design, delivery and operational phases, including achieving the following targets:

DESIGN PARAMETERS

- BREEAM 'Excellent' targeted for all buildings.
- Energy Performance Certificate 'A' Rating targeted for all buildings.
- UK Green Building Council's Net Zero Carbon Ready standard targeted for all speculatively developed buildings.
- Where necessary, carbon offsetting to provide funding to high quality carbon offset projects with the use of local and regional projects wherever possible.

- Recyclable structure and cladding system.
- Use of low environmental impact and bio-based materials that also provide good insulation.
- Topsoil and subsoil cut and fill to be balanced across site to avoid the need for materials to be disposed of or removed from site.
- Rainwater harvesting to reduce water consumption, for measures such as flushing toilets, watering landscaping areas and cleaning of interiors and vehicles.
- Use of sustainable drainage systems across the Site to mitigate on and offsite flood risks.
- Oil and petrol separators to all service yards would trap and remove pollutants and contaminants at source, preventing them entering neighbouring watercourses.

Tree Planting



Integrated Solar Panels

Sustainable Construction

Hempcrete Blockwork

Brise Soleil

Sustainable materials

3.0 HQDP 1

3.2 DESIGN APPROACH & RESPONSE

The design approach will apply to building processes and materials, water management, energy efficiency, public realm, landscaping and environmental management, and sustainable transport systems to ensure a holistic response to the climate change emergency is delivered.

A Site Waste Management Plan (SWMP) will be prepared to minimise construction and operational waste from site. This document will provide a framework for the creation of individual Waste Management Plans bespoke to each building, as and when future reserved matters applications are submitted, in order to reduce operational waste and integrate recycling measures.

There are ambitious targets for the reduction of waste during the construction period which would be facilitated by the use of responsible methods of construction such as modular design, materials procurement and offsite fabrication.

New habitats for many species

DESIGN PARAMETERS

- Minimised impact on the natural environment by ensuring that the design and layout of future schemes would protect and enhance existing features, such as peripheral trees and hedgerows.
- Creation of new habitats and wildlife corridors through provision of native woodland planting to the north and east of the Site.
- Approximately 10,000 trees to be planted in on and offsite locations.
- Plant a mix of juvenile and adolescent trees, both on and offsite, to enhance immediate effects in terms of biodiversity support, visual screening and carbon capture.
- Preparation of a Site Materials Management Plan (SMMP) to minimise construction waste from the earthworks and reduce the need for imported materials.
- Preparation of a Site Waste Management Plan (SWMP) to minimise construction and operational waste from site.

Recycling *Waste Reduction* *Tree Planting*

Sustainable modes of transport

Bird box

3.0 HQDP 1

3.2 DESIGN APPROACH & RESPONSE

The Applicant's approach to achieving high levels of energy efficiency will be delivered through combining overall energy efficient construction, installation of energy efficient plant, machinery and lighting with commercially available renewable energy systems such as solar photovoltaics, rainwater harvesting and electric vehicle charging infrastructure. The aim is to develop high performance buildings with interventions in the building fabric and associated infrastructure that allow for such on-site measures to be implemented.

Photovoltaics

DESIGN PARAMETERS

- Provide flexibility that can easily accommodate future connections to advancing technology such as 'solar PV ready' steel portal frame and connected battery technology.
- All electricity to sitewide infrastructure and ancillary hub office to be 100% renewably generated.
- Generate at least 10% of energy from on-site renewable or low carbon sources.
- Ground and/or air source heat pumps to provide heating for all offices.
- LED lighting throughout all buildings with both motion and daylight sensors.
- Electric vehicle (EV) charging points and rapid charging points installed to 10% of car parking spaces, with ducting provided to a further 15% to future proof the development – 25% in total.
- Ducting provided to 25% of lorry parking space for fully electric and hybrid electric vehicles, to future proof the development.
- High air tightness rating, mechanical ventilation heat recovery (MVHR) systems and sun awnings/brise-soleil to create ambient temperature and minimise the need for energy intensive heating and cooling to all buildings.

Air source heat pumps

Electric Vehicle charging points

3.0 HQDP 1

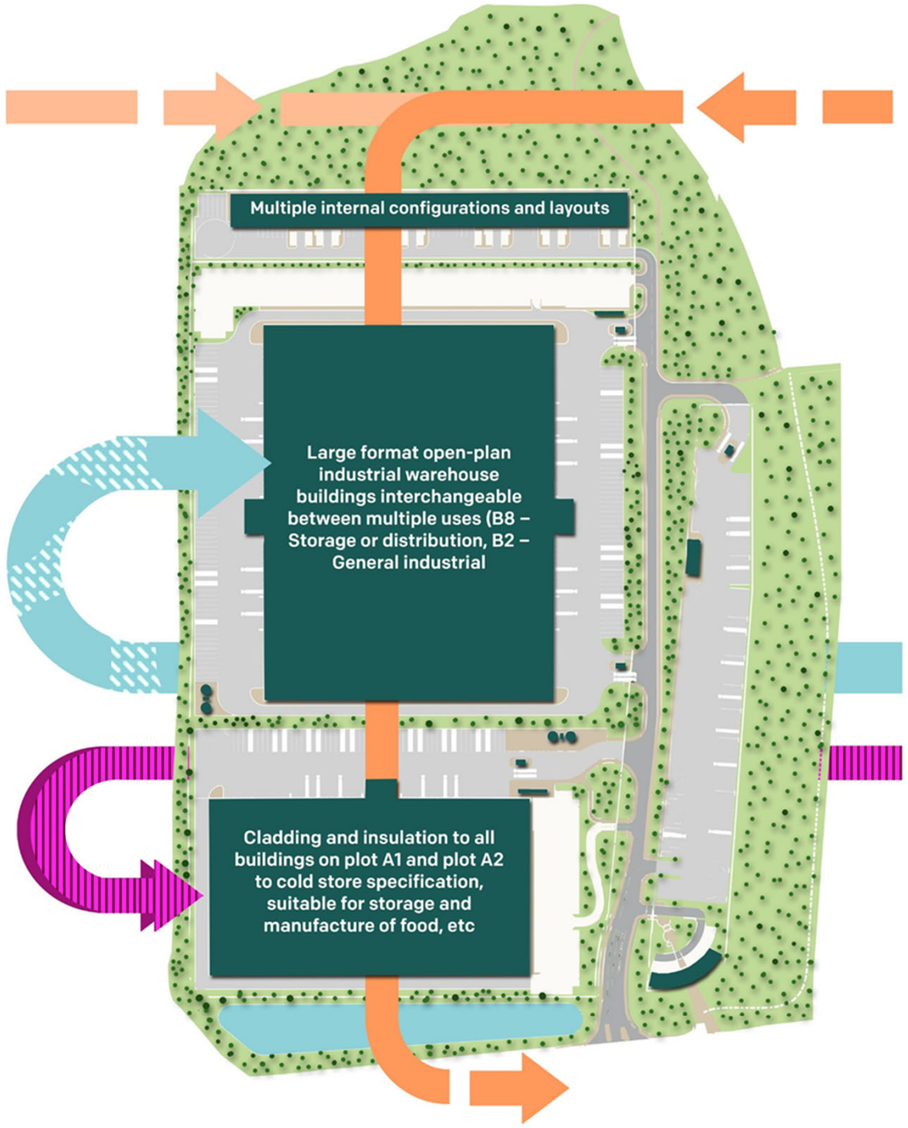
3.2 DESIGN APPROACH & RESPONSE

The adaptability, resilience and future-proofing of the development will be ensured by carefully considered, high quality and flexibly designed large format open-plan industrial warehouse buildings that are interchangeable between multiple uses and occupiers. Further flexibility will be provided by the ability to accommodate smaller – equally flexible – SME units, which will be able to accommodate multiple internal configurations and layouts.

The following design parameters will ensure future development is adaptable, resilient and future-proofed in order to sustain long-term economic, social and environmental benefits.

DESIGN PARAMETERS

- Multiple internal configurations and layouts.
- Adaptable external cladding system to incorporate future requirement such as windows, doors and signage.
- Cladding and insulation to all buildings on Plot A1 and Plot A2 to cold store specification, suitable for storage and manufacture of food etc.
- Extended underground ducting to enable future occupiers to install additional solar PV, battery storage facilities and EV charging points.
- Utilities (water, electric, phoneline and broadband) over-provision to all buildings.
- Futureproofed internal data cable and electricity wiring ducting throughout all buildings.
- Full fibre network connection provided from existing local infrastructure to allow all commercial owners/occupiers access to any fibre network company for telecoms and digital connectivity.
- Digital infrastructure will enable future technologies such as 5G, cloud storage and Voice over Internet Protocol (VoIP) telephone services.



Provide full fibre network connection from existing infrastructure in the local area. This allows all commercial owners/occupiers access to any fibre network company for telecoms and digital connectivity. It will also future proof the digital infrastructure to enable future technologies such as 5G, cloud storage and Voice over Internet Protocol (VoIP) telephone services

Utilities (water, electric, phoneline and broadband) overprovision to all buildings

Internal data cable and electricity wiring ducting throughout all buildings to futureproof buildings

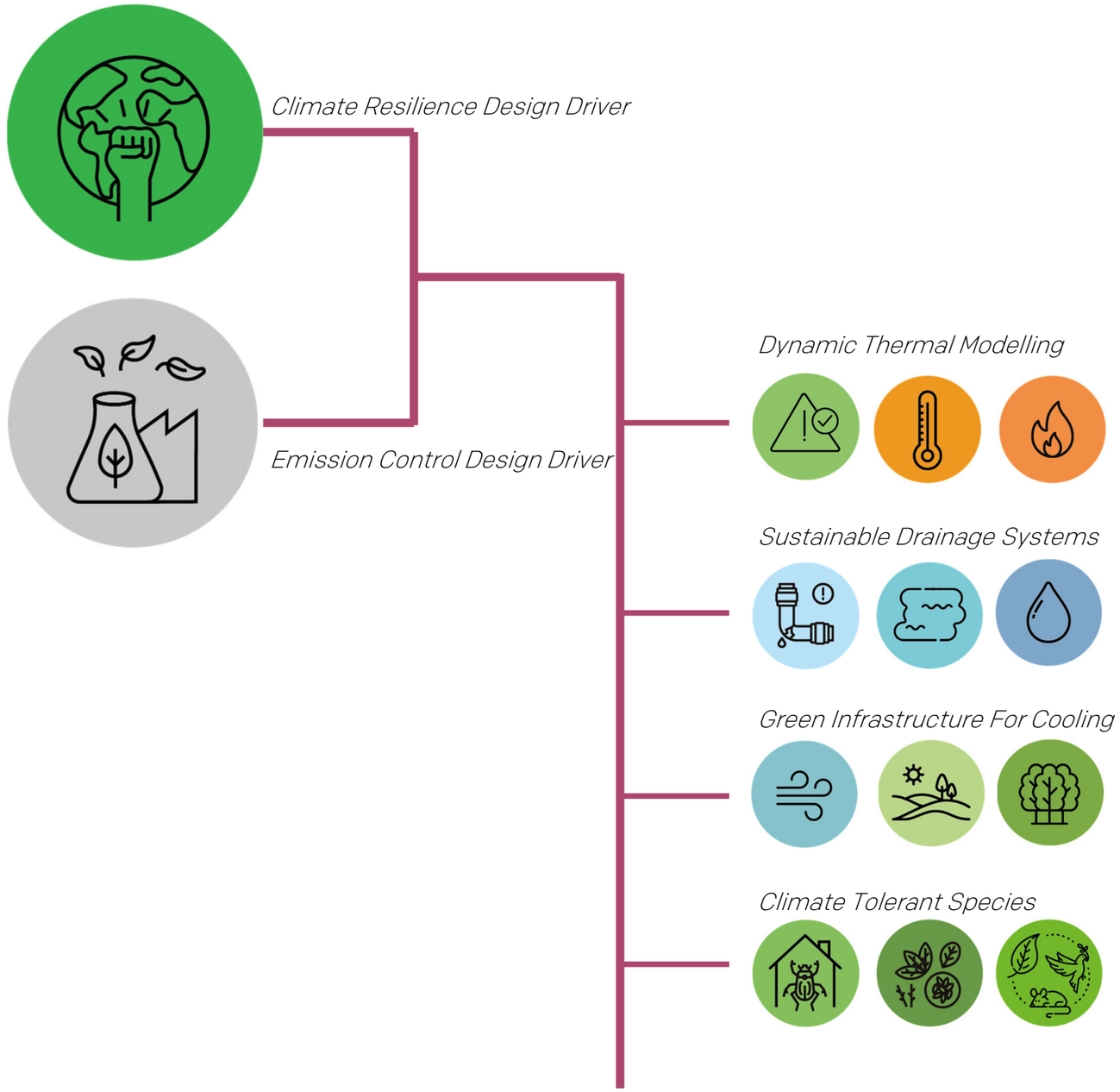
3.0 HQDP 1

3.2 DESIGN APPROACH & RESPONSE

The overarching strategy to mitigate the impact of future development on climate change is to reduce embedded carbon by minimising carbon emissions at source. Furthermore, potential impacts on the Site and surrounding environment from future climate change have been assessed based on climate change projections and subject to the adoption of the measures set out below, a high level of resilience will be achieved.

DESIGN PARAMETERS

- Dynamic thermal modelling as part of the design process to assess and 'design out' any risks of overheating.
- Sustainable drainage systems across the Site to mitigate risk of flooding.
- Inclusion of significant areas of green infrastructure to provide localised cooling.
- Use of climate tolerant species within the green infrastructure.



3.0 HQDP 1

3.2 DESIGN APPROACH & RESPONSE

APPLICABLE DESIGN PRINCIPLES FROM THE DDGC

SUSTAINABILITY (SU)

- New development must explore and, where possible, adopt innovative and proactive approaches in respect of renewable energy systems and associated infrastructure, including community-led initiatives.
- New developments must strive for good quality design that meets local and national targets in respect of CO_2 emissions, with sustainable, low or net zero carbon as the aspiration.

SU01 – ENERGY PRODUCTION

- Combine all around energy efficient construction, appliances and lighting with commercially available renewable energy systems, such as solar water heating and solar electricity.
- Reduce overall energy use as cost effectively as the circumstances allow for.
- High performance building consisting of other on-site measures, such as interventions in the built fabric and use of low-energy appliances etc).

SU03 – SUSTAINABLE DRAINAGE

- Creative surface water management such as rills, brooks and ponds to enrich the public realm and help improve a sense of wellbeing and offer an interaction with nature;
- Reduce runoff rates by facili.ating infiltration into the ground or by providing attenuation that stores water to help slow its flow down so that it does not overwhelm water courses or the sewer network.
- Integrate into development and improve amenity through early consideration in the development process and good design practices.
- SuDS are often as important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water upstream.
- Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water whilst increasing the biodiversity value of the area.
- Best practice SuDS schemes link the water cycle to make the most efficient use of water resources by reusing surface water.
- SuDS must be designed sensitively to augment the landscape and provide biodiversity and amenity benefits.

Sustainable Drainage Systems

Dynamic roof controls runoff into attenuation pond

3.0 HQDP 1

3.2 DESIGN APPROACH & RESPONSE

APPLICABLE DESIGN PRINCIPLES FROM THE DDGC

SU04 - PERMEABLE PAVING

- Permeable pavements offer a solution to maintain soil permeability while performing the function of conventional paving.
- Permeable paving can be used where appropriate on footpaths, public squares, private access roads, driveways, and private areas within the individual development boundaries.

Rainwater harvesting for greywater uses

SU05 - STORAGE AND SLOW RELEASE

- Rainwater harvesting allowing the capture and storage of rainwater as well as those enabling the reuse in-site of grey water.
- Simple storage solutions, such as water butts, can help provide significant attenuation. To be able to continue to provide benefits, there has to be some headroom within the storage solution. If water is not reused, a slow-release valve allows water from the storage to trickle out, recreating capacity for future rainfall events.
- New digital technologies that predict rainfall events can enable stored water to be released when the sewer has greatest capacity to accept it.
- Conceal tanks by cladding them in complementary materials.
- Use attractive materials or finishing for pipes.
- Combine landscape/planters with water capture systems.
- Underground tanks.
- Utilise water bodies for storage.

SU06 - BIO-RETENTION SYSTEMS

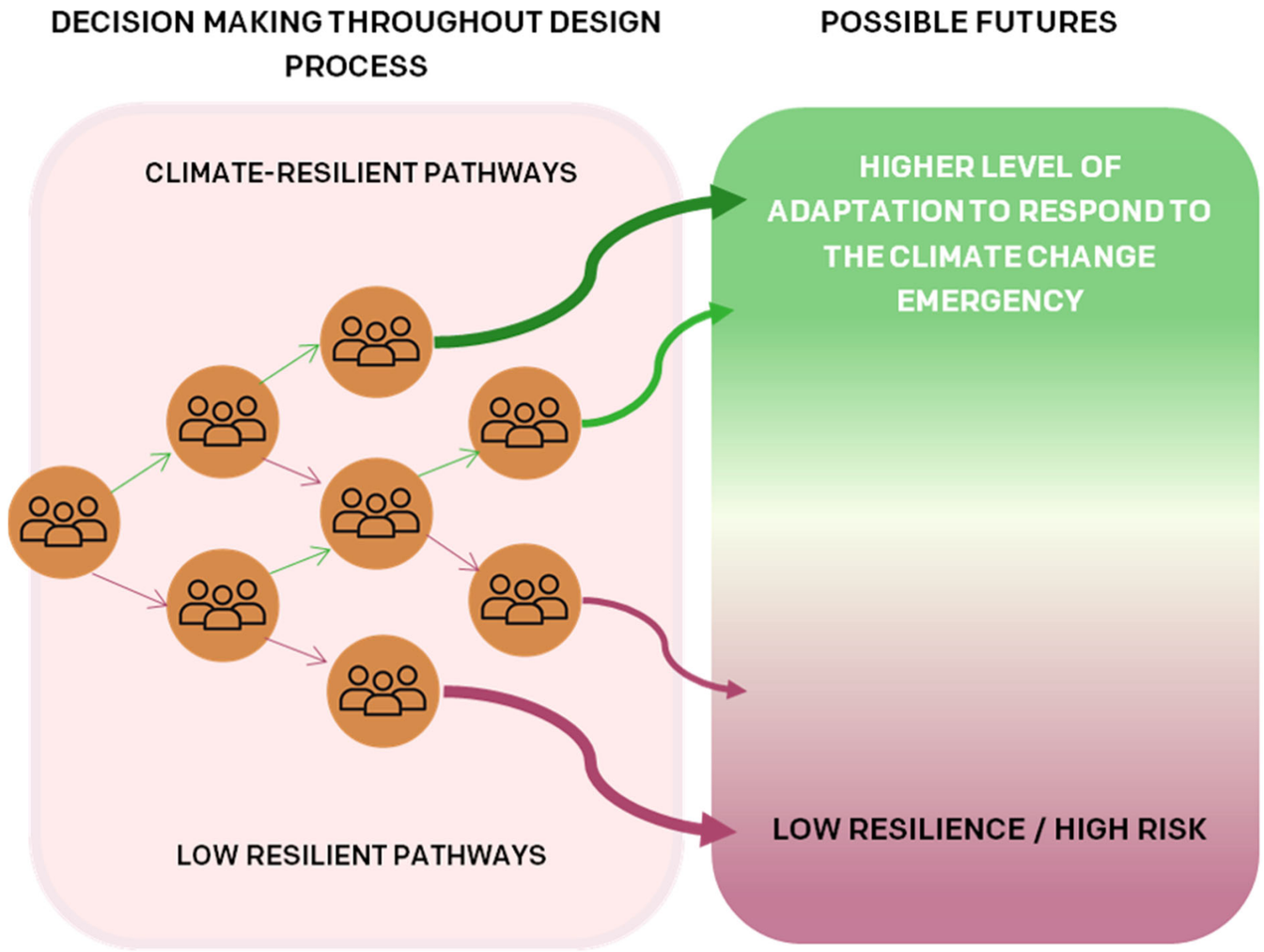
- Bioretention systems, including soak-aways and rain gardens, can be used within each development, along verges, and in seminatural green spaces.
- Planted spaces are designed to enable water to infiltrate into the ground. Cutting of downpipes and enabling roof water to flow into rain gardens can significantly reduce the runoff into the sewer system.

Bioretention systems

3.0 HQDP 1

3.3 ACHIEVING HQDP 1

Driven by the Applicant's aspiration of creating *"The Greenest Business Park in the West Midlands"* and through the adoption of the extensive design parameters and principles, future development will respond comprehensively to the climate change emergency. Sustainability and future-proofing will be designed in from the outset, across all aspects of the built form, infrastructure and landscape design, whilst ensuring flexibility, resilience and adaptation to meet occupier requirements for the short, medium and long-term.



Based on diagram "Opportunity space and climate-resilient pathways" from The business case for adapting buildings to climate change: Niche or mainstream?

3.0 HQDP 1

3.4 CONFORMITY WITH PLANNING POLICY & GUIDANCE

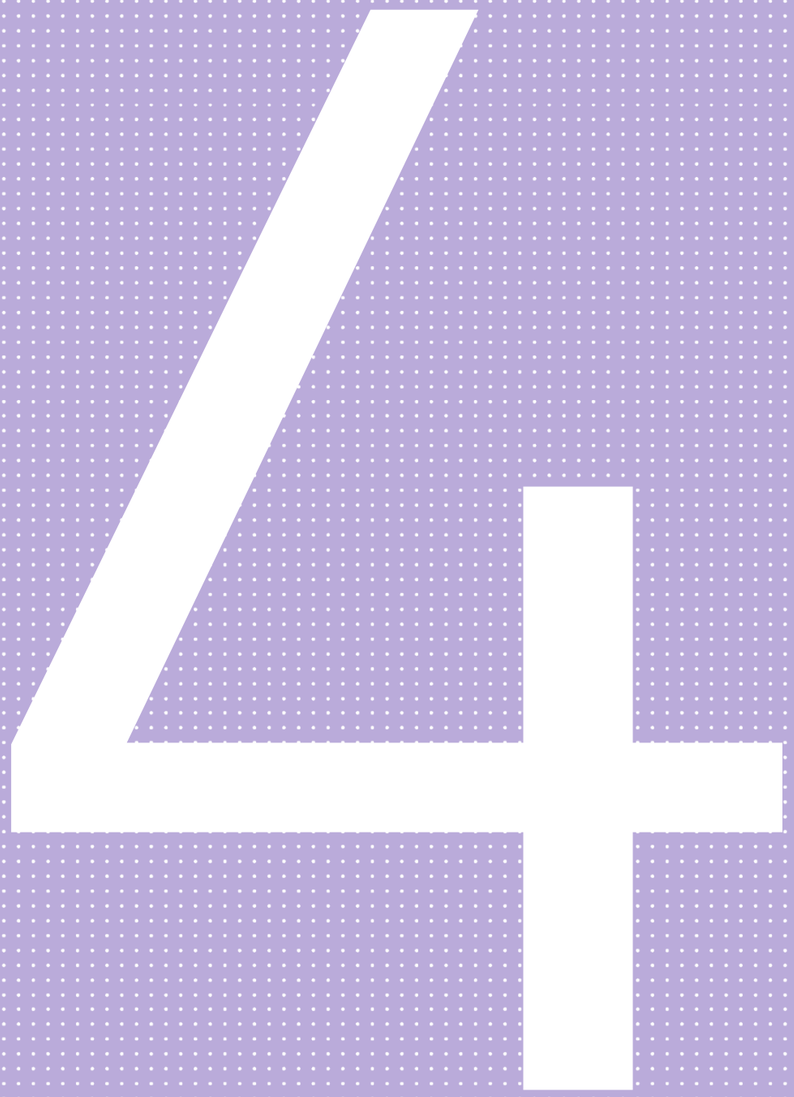
RELEVANT NWLP POLICIES:

- **Policy LP1** – Sustainable Development
- **Policy LP14** – Landscape
- **Policy LP16** – Natural Environment
- **Policy LP17** – Green Infrastructure
- **Policy LP27** – Walking and Cycling
- **Policy LP29** – Development Considerations
- **Policy LP33** – Water and Flood Risk Management
- **Policy LP34** – Parking
- **Policy LP35** – Renewable Energy & Energy Efficiency
- **Policy LP36** – Information and Communication Technologies

RELEVANT DDGC DESIGN PRINCIPLES:

- **SU01** – Energy Efficient Housing and Energy Production
- **SU02** – Biodiversity
- **SU03** – Sustainable Drainage
- **SU04** – Permeable Paving
- **SU05** – Storage and Slow Release
- **SU06** – Bio-retention Systems
- **SM01** – Highways
- **SM02** – Pedestrian and cycle paths connectivity
- **SM04** – Cycle parking

4.0 HQDP 2 MAINTAINING A STRATEGIC GAP



4.0 HQDP 2

4.1 MAINTAINING A STRATEGIC GAP

Maintaining a Strategic Gap between the development site and Polesworth with Dordon to the east, and Birchmoor to the north, utilising the Applicant's extensive land holdings, to create a strong landscape setting with views and legible routes to and from the Site, and connecting with the surrounding landscape.

4.2 DESIGN APPROACH & RESPONSE

The Applicant understands the importance of landscape character, the local community and its heritage and is seeking opportunities to make a positive contribution in landscape, recreation and heritage terms through the development proposals.

The proposals respect the landscape context and the separate identities of the surrounding settlements of Tamworth, Dordon, Birchmoor and Polesworth. They combine carefully thought-out layouts and design with well-considered landscaping and boundary treatments to ensure that the development integrates into the wider landscape whilst protecting important views and forming effective buffer zones towards the surrounding settlements.

LANDSCAPE AND GREEN SPACE

The proposals incorporate a substantial area of onsite green infrastructure, representing over 9 hectares or +30% of the total site area, principally to the north, south and east of the developable area, to screen the proposals from surrounding settlements. These would incorporate significant areas of native woodland planting, as well as public open space, parkland, formal planting, footway / cycleways, sustainable drainage measures and a variety of wildlife habitats.

Naturalistic earth mounds of up to 5m tall would be created, predominantly to the north and east of the development plots, utilising surplus cut material to create a transitional zone between the developable area and site perimeter. The landscaping would be further enhanced through extensive tree and vegetation planting to provide a significant visual screening barrier.

The proposals also incorporate a significant area (more than 6.5 hectares) of offsite landscape mitigation measures and biodiversity enhancements, through native woodland planting and the creation of a community orchard, as well as enhanced tree-lined / hedgerow-lined rural routes through the Strategic Gap for pedestrians, cyclists and riders on horseback.

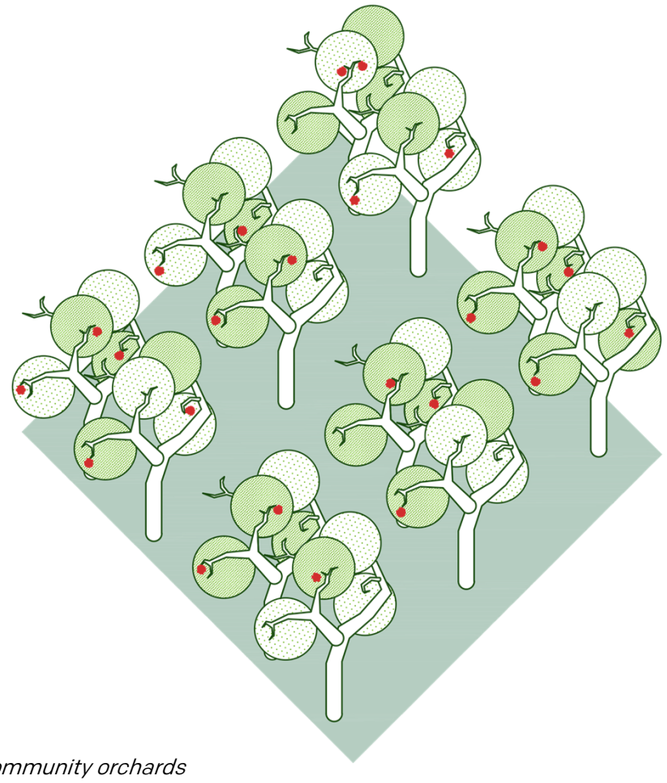
Public Bridleway AE45 would be diverted around the perimeter of the green infrastructure to maintain existing short, medium and long-distance views over the enhanced rural quality of the Strategic Gap.

An area of publicly accessible landscape would be provided along the western edge of Dordon. It is proposed that this landscaped area would comprise a community orchard and would provide a connection from the public right of way network to the proposed area of Open Space Transfer (Site OS1) identified in the Local Plan immediately to the south, facilitating circular walking routes.

All on and offsite landscape mitigation planting will incorporate adolescent and semi-mature trees (i.e., advanced structural planting) to provide immediate visual screening effects, as well as enhanced biodiversity support and carbon capture.

In total, approximately 10,000 trees (all native woodland species) would be planted in on and offsite locations as part of landscape mitigation measures.

New publicly accessible parkland in the north of the Site adjacent Birchmoor, incorporating activity zones linked to fitness trail and woodland flower planting.



Community orchards

4.0 HQDP 2

4.2 DESIGN APPROACH & RESPONSE

Historic field boundaries would be reinstated throughout the Strategic Gap with mixed, native hedgerow and tree planting to reinforce the rural character of the landscape. In doing so, the proposals would enhance the rural setting of the Grade 2 Listed Hall End Farm making a positive contribution towards its future protection.

Existing peripheral vegetation to be protected and reinforced with native species planting.

The proposed new community orchard would incorporate planting of local heritage fruit tree varieties.

On site landscape mitigation would be ensured through planning condition, including appropriate management so that dead or dying trees and shrubs are replaced. Offsite landscape mitigation measures would be secured in perpetuity through a legal agreement with the Council to prevent further expansion of development within those parts of the Strategic Gap.

The presence of the high pressure gas main that runs immediately to the east of the Site, with its 156m inner consultation zone where development is prohibited, would act as a further constraint on development pressure for future eastwards expansion of the Site.

Native woodland, hedgerow and community orchard planting within the Strategic Gap would soften the existing urban edge of the ridgeline development of Dordon and provide a better transition into the adjacent rural landscape, in accordance with North Warwickshire Landscape Character Assessment (August 2010).

DESIGN PARAMETERS

- Creation of over 9ha (over 30% of the Site) of onsite green infrastructure principally to the north, south and east of the development area, incorporating significant areas of native woodland planting, as well as public open space, parkland, formal planting, public rights of way, footway / cycleways, sustainable drainage measures and a variety of wildlife habitats.
- Naturalistic earth mounds of up to 5m tall, predominantly to the north and east of the development plots, comprising extensive tree planting and vegetation to provide significant visual screening barriers.
- A further 6.5ha of offsite landscape and visual mitigation measures and biodiversity enhancements through native woodland, hedgerow and community orchard planting, as well as new and enhanced tree lined routes across the width of the Strategic Gap for pedestrians, cyclists and riders on horseback.
- Community orchard to incorporate planting of local heritage fruit tree varieties.
- Plant a mix of juvenile and adolescent trees (i.e., advance structure planting), in both on and offsite locations, to enhance the immediate effects of visual screening.
- In total, approximately 10,000 trees (all native woodland species) would be planted in on and offsite locations as part of landscape mitigation measures.

- Reinstatement of historic field boundaries and hedgerows within Strategic Gap. Existing peripheral vegetation to be protected and reinforced with native species planting.
- On site landscape mitigation ensured through planning condition, including an appropriate Management Plan so that dead or dying trees and shrubs are replaced. Offsite landscape mitigation measures secured in perpetuity through a legal agreement with the Council.

Cycle routes across Strategic Gap

Pedestrian routes across Strategic Gap

Enhanced rural character

4.0 HQDP 2

4.2 DESIGN APPROACH & RESPONSE

APPLICABLE DESIGN PRINCIPLES FROM THE DDGC

LC01 - LANDSCAPE AND GREEN SPACE

- Design new open space such that it incorporates existing landscape features to create open space with opportunities for natural play and informal recreation.
- Landscape planting should be used to soften the mass of built form at the interfaces with the wider landscape.
- Green buffers can be a satisfactory transition between old and new neighbourhoods. This could take the form of a 'semi-natural' woodland strip, or more formal open space such as playing fields (including those belonging to schools).
- All existing good quality woodland, hedgerows, trees and shrubs to be retained within the layout of the parks and enhanced, with improved management.
- New trees, grassland and shrubs to be planted to supplement existing vegetation.
- Development along the western edge of Dordon should be limited so that the sense of openness is preserved and enhanced.
- Provide allotments or other community garden facilities where appropriate and allow for flexible use of the space including temporary uses with a varied programme of events and use.

LC02 - LANDMARKS AND VIEWS

- Development should be designed such that it provides a series of short-, middle and long-distance views that enhance the sense of place. Views can be structured by the careful positioning of buildings, trees or landmarks to create memorable routes and places, and easily intelligible links between places. New development should be orientated to maximise the opportunities for memorable views and visual connectivity.
- Existing views and vistas should be actively considered when preparing new development proposals. Where possible, new development will seek to retain existing and frame new views and vistas towards the wider countryside.
- New development proposals should not be visually intrusive. This should be achieved through appropriate scaling and design, including landscape.
- Include 'soft' edges to enable development to be better integrated with the wider landscape and ease the transition between the countryside and the urban area.

SL01 - PATTERN OF DEVELOPMENT

- Developments affecting the transition zones between the settlement and the wider countryside should be softened by landscape planting to better integrate development into the landscape.

SL02 - LAYOUT AND GRAIN

- Understanding and appreciating the local historic environment and the different character areas can help to ensure that new development is properly integrated with the existing settlement and does not result in the loss of local distinctiveness.

Allotments

Community orchards