



Reserved Matters Application Following Approval of Outline Permission 37/19/00004

Bridgwater East Services, Junction 24 of the M5

Supporting Statement

Prepared for

Welcome Break Services Limited

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Document Control

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Permission Ref: 37/19/00004	6



1.0 INTRODUCTION

1.1.1 This Supporting Statement accompanies an application for the approval of reserved matters relating to landscaping, in accordance with outline permission ref: 37/19/00004 approved by Sedgemoor Council (now Somerset Council) on 24th September 2021.

1.1.2 Outline permission ref: 37/19/00004 (hereafter referred to as 'the original outline permission') relates to land at Junction 24 of the M5, North Petherton, Bridgwater, Somerset. The description of development for the original outline permission is as follows:

'Outline application with some matters reserved, for employment uses (Use Classes B1, B2 and B8), the creation of a new Motorway Service Area and ancillary uses including all supporting infrastructure.'

1.1.3 This reserved matters application relates to the 'motorway service area' aspect of the original outline permission. For clarity it is hereafter referred to as the MSA reserved matters application.

1.1.4 Condition 15 of outline permission ref: 37/19/00004 requires:

'Compliance statements shall be submitted for each approval of reserved matters confirming how each phase of development complies with the parameter plans, the requirements of the Design and Development Principles Document and the Green Infrastructure Framework in accordance with the details submitted and approved as part this permission.'

1.1.5 Therefore, this Supporting Statement seeks to cover the full landscaping details for the motorway service area. It also includes a Compliance Statement in accordance with the requirements of condition 15 (see Section 3.0).

1.2 The Applicant

1.2.1 The Applicant is Welcome Break Services Limited. Welcome Break is one of the UK's leading roadside service area providers and is a well-established operator of both Trunk Road Service Areas (TRSAs) and Motorway Service Areas (MSAs), with a network of 59 sites.



1.3 Structure of this Supporting Statement

1.3.1 Following on from the introduction, this Supporting Statement is sub-divided into 5 main sections, which are set out as follows:

- i) Section 2.0 sets out the planning context for the site and this reserved matters application;
- ii) Section 3.0 provides a statement of conformity setting out how the reserved matters application conforms with the requirements of the original outline permission; and
- iii) Section 4.0 describes the structure and content of the reserved matters application.



2.0 PLANNING CONTEXT

2.1.1 As set out in section 1.0 above, the original outline application was granted planning consent by Sedgemoor Council on 24th September 2021 for:

‘Outline application with some matters reserved, for employment uses (Use Classes B1, B2 and B8), the creation of a new Motorway Service Area and ancillary uses including all supporting infrastructure.’

2.1.2 The original outline permission was submitted by S Notaro Land Limited and Euro Garages Limited and is referred to as the ‘Notaro Park’ development.

2.1.3 The main access into the employment/business park and the MSA is from the Junction 24 roundabout of the M5 motorway and the main internal access roads to each development plot across the employment/business park was approved in detail as part of the original outline permission. Therefore, details of the main access arrangements are not required in subsequent reserved matters applications.

2.1.4 Reserved matters submissions in connection with the original outline permission are being brought forward in a series of phases, which align with a phased strategy to the delivery of the employment/business park, as follows:

- i) Phase 1: reserved matters application for approval of infrastructure.
- ii) Phase 2: reserved matters application(s) for the approval of details relating to the MSA to provide infrastructure to unlock later phases.
- iii) Phase 3+: subsequent reserved matters application(s) for the approval of the employment/business developments for the remaining plots of the Notaro Park development.

2.1.5 On 23rd February 2023, a separate reserved matters application (ref: 37/22/00026) was approved by Sedgemoor Council. This relates to point (i) above, and included the following details:

- i) access roads and pedestrian / cycle routes;
- ii) boundary treatments and lighting columns;
- iii) surface water drainage; and
- iv) landscaping for the initial phase of the development.

2.1.6 A separate reserved matters application has been submitted to Somerset Council under application ref: 37/24/00099 to cover the aspects of scale, layout, appearance, and access, and is yet to be determined by the Council.

2.1.7 This MSA reserved matters application is for the approval of the landscaping details associated with the approved MSA. It forms phase 2 of the Notaro Park development.

Condition 15 attached to Original Outline Permission

2.1.8 As set out in section 1.1.4 above, Condition 15 attached to the original outline permission requires compliance statements to be submitted for each subsequent reserved matters application to confirm how each phase of development complies with the parameter plans, the requirements of the Design and Development Principles Document, and the Green Infrastructure Framework. The following sections of the approved Design and Access Statement and Green Infrastructure Framework have been used to demonstrate compliance:

- i) The Design and Development Principles set out in section 4.2 of the approved Design and Access Statement (page 14).
- ii) The Landscape and Green Infrastructure Strategy set out in section 4.4 of the approved Design and Access Statement (page 15). As landscaping details for the MSA will form a separate reserved matters application, there has not been a design response to these requirements as part of this MSA reserved matters application.

2.1.9 An assessment of the scheme's compliance with the aforementioned drawings and documents is provided in Section 3.0 below.



3.0 CONFORMITY WITH OUTLINE PLANNING PERMISSION REF: 37/19/00004

3.1.1 As set out previously, Condition 15 of the original outline permission requires the preparation and submission of a compliance statement with each reserved matters submission. The compliance statement is required to demonstrate how each phase of the development complies with the parameter plans, the requirements of the Design and Development Principles Document, and the Green Infrastructure Framework.

3.1.2 To demonstrate compliance, the landscaping information in this MSA reserved matters submission has been compared with the following information submitted in support of the original outline application, this comprises:

- i. The MSA floorspace, as specified in the planning application forms for the original outline application.
- ii. The approved parameter drawings:
 - a. Parameter Plan - Access Drawing No. 17050_L01.10A – displays the development area approved under the outline permission alongside the detailed road infrastructure layout, additional indicative highways connections and existing public footpaths.
 - b. Parameter Plan - Scale and Massing Drawing No. 17050_L01.11A – displays the approved ‘eave heights’ of the development area.
 - c. Parameter Plan - Land Use Drawing No. 17050_L01.12A – displays the approved locations of the green / blue infrastructure across the development area alongside existing hedgerow locations which will be retained and enhanced. This parameter plan does not explicitly state the location of the uses for the development area.
- iii. The Design and Development Principles set out in section 4.2 of the approved Design and Access Statement (page 14).
- iv. The Landscape and Green Infrastructure Strategy set out in section 4.4 of the approved Design and Access Statement (page 15). As landscaping details for the MSA will form a separate reserved matters application, there has not been a design response to these requirements as part of this MSA reserved matters application.

3.1.3 The comparative assessment is provided within Table 3.1 below.



Table 3.1 – Compliance Statements as per Condition 15 attached to Outline Permission Ref: 37/19/00004

	Condition 15 Compliance Requirement	Compliance Statement for this Reserved Matters Application
Application Forms		
1	The application form for the original application identifies that the floorspace for the MSA is 2,750m ² . This was set out under the heading of 'other' floorspace on the forms.	This reserved matters application relates to the landscaping element of the MSA only. A separate reserved matters application has been submitted to Somerset Council under application ref: 37/24/00099 to cover the aspects of scale, layout, appearance, and access, and is yet to be determined by the Council.
Parameter Plans		
2.	Parameter Plan - Access Drawing No. 17050_L01.10A	As per above (row 1).
3.	Parameter Plan - Scale and Massing Drawing No. 17050_L01.11A	As per row 1 above.
4.	Parameter Plan - Land Use Drawing No. 17050_L01.12A	As per row 1 above.
Requirements of the Development and Design Principles Documents		
5	The Motorway Service Area (MSA) is located and is designed to provide a high-quality focal building at Junction 24 East.	As per row 1 above.
6.	The Development has been designed with high quality elevations, roofscape and landscape positive frontage to the M5 motorway, with the potential for focal buildings (particularly the MSA) and key elevations/corners to be focal points and features from the motorway corridor.	As per row 1 above.
7.	The illustrative plan demonstrates that the proposed buildings relate well to the other buildings within the scheme and create common building lines set within the landscape structure of the site. Service yards and car parking areas are designed to meet the need for the plots and buildings they serve, with good surveillance of entrances and between adjacent areas, whilst being screened from the wider landscape and existing dwellings in the surrounding area.	The landscaping proposals submitted as part of this reserved matters application provide planting buffers around the site whilst also promoting visibility across the site for wayfinding and natural surveillance. Native woodland planting, wildflower planting, semi-native screening shrubs, as well as ornamental tree planting is proposed around the perimeter of the Site which will contribute to a significant net ecological and arboricultural enhancement to the Site. This is in line with the Ecological Assessment Report approved under the original outline consent. A Landscape and Ecological Management Plan (LEMP) will be submitted to the LPA through a condition discharge



	Condition 15 Compliance Requirement	Compliance Statement for this Reserved Matters Application
		application to discharge Condition 14 attached to the original outline consent which will include ecological enhancement and management details for the MSA.
8.	A cohesive green infrastructure and movement network is proposed, creating a distinctive & clearly defined structure with a strong sense of place. The well connected ecological framework will deliver a significant net ecological and arboricultural gain.	As per row 7 above.
9.	Landscape buffers are created along the eastern and western site boundary to maintain a suitable offset from the existing settlement of Huntworth and M5, whilst the landscape structure of the site will break up the development in local and more distant views of the site.	As per row 7 above.
10.	The development is in well-connected location that allows easy access to the transport network and adjacent residential & business areas of Bridgwater, allowing good connectivity for workers and supporting business infrastructure.	As per row 1 above.
11.	Buildings are proposed to be located and orientated to work with the landform, minimise visual impact from significant key views and to adjacent properties, and to reduce noise and light pollution into the surrounding area.	As per row 1 above.
12.	Boundary treatments will be integrated into the layout and landscape structure of the site to provide appropriate security to access points and service yards and storage areas. A clear definition will be created between public and private space by use of suitable boundary treatments.	As per row 7 above.
13.	The development will incorporate a clear pedestrian and cycle circulation which supports sustainable transport options and allows connectivity between plots and the wider sustainable transport network.	As per row 1 above.
14.	A consistent design approach to the lighting, signage, street furniture and materials in external spaces across the site will reinforce the built form and landscape strategy across the site and help to create a distinctive sense of place.	The lighting strategy, signage and security features for the MSA site will follow Welcome Break's strategies for their other sites across the UK to ensure the security and safety of all visitors to the MSA. Lighting will also be agreed through a planning condition discharge application to discharge condition 14 attached to the original outline consent.



	Condition 15 Compliance Requirement	Compliance Statement for this Reserved Matters Application
15.	Clear focal points and entrance points will be created within the built form and landscape to create a legible experience of those visiting and working within the Junction 24 East employment site.	As per row 7 above.
16.	The lighting strategy and security features should be balanced to ensure safety but within the context of creating a visually stimulating environment and landscape.	As per row 14 above.
17.	Roofscapes will be designed to minimise visual impact and may include photovoltaic systems and plant where sensitively located.	As per row 1 above.
18.	The Motorway Service Building (MSA) will be located in a prominent position close to Junction 24 and the main site access to allow visibility from both north and southbound traffic on the M5.	As per row 1 above.
19.	Buildings range from up to 10m to eaves height (13m to ridge) in the east and south and up to 15m to eaves height (18m to ridge) in the west adjacent to the M5.	As per row 1 above.
Requirements of the Landscape and Green Infrastructure Strategy		
20.	Minimum 10m Buffer planting along the M5 site boundary. This will provide a visual and noise screening buffer between the M5 corridor and development edge.	A minimum 10m planting buffer runs along the M5 boundary of the MSA site.
21.	A minimum 50m wide landscape buffer between listed buildings at Huntworth and any proposed development.	This relates to the more northern development plot within the wider original outline permission, and not the MSA proposals.
22.	Minimum 5m wide boundary planting between individual buildings to develop a robust framework of interconnected green corridors and provide new and long-term landscape structure to the Site that is appropriate to its landscape context.	The nature of the use as an MSA and the requirement for a large number of parking spaces means that a green buffer cannot dissect the MSA site as this will impede natural surveillance and wayfinding across the site.
23.	Landscaped & tree lined streets will create a network of green streets and linking spaces.	As per row 7 above.



	Condition 15 Compliance Requirement	Compliance Statement for this Reserved Matters Application
24.	Retention and enhancement of existing trees and hedgerows along key boundaries of the site where possible.	The existing hedgerows to the southwest of the MSA site boundary have not been included within the red line boundary for the MSA. Root protection areas have been added into the landscaping plan to minimise impact on the existing trees and hedgerows that border the MSA site. Pockets of new native woodland planting and native hedgerow planting have been added to the perimeter of the MSA site.
25.	An integrated SUDs network within green corridors including landscaped ponds and wetland areas.	The wider drainage strategy has been approved under phase 1 reserved matters application (ref: 37/22/00026) and this MSA reserved matters application connects to the wider drainage strategy.
26.	Additional woodland and buffer planting around the perimeter of development.	Native woodland planting, native hedgerow planting, wildflower planting, semi-native screening shrubs, are proposed around the perimeter of the MSA site.



- 3.1.4 On the basis of the compliance statements provided in Table 3.1 above it is considered that this MSA reserved matters application complies fully with the scale, layout, appearance, and access requirements set out and approved under the original outline permission ref: 37/19/00004.



4.0 STRUCTURE AND CONTENT OF RESERVED MATTERS APPLICATION

4.1.1 The application has been submitted electronically, via the Planning Portal (ref: PP-13573222), and includes:

- i) This Supporting Statement, which also includes a compliance statement as required by condition 15 attached to outline permission 37/19/00004.
- ii) The completed Application Forms.
- iii) The following drawings:
 - a) Landscape Plan ref: 332610984-STN-ELS-SW-DR-LE-3000-01 Rev P01
 - b) Landscape Sections ref: 332610984-STN-ELS-SW-DR-LE-3000-02 Rev P01

4.1.2 The requisite planning application fee of £ 578.00, has been paid via the Planning Portal.

4.1.3 The details provided in the above reserved matters application drawings are in accordance with (within the limits set by) the original outline permission's approved Parameter Plans.

