

Design and Access Statement

Pennycroft Lane, Uttoxeter site

Applicant: East Staffordshire Borough Council

February 2013

- I. This planning application has been prepared by East Staffordshire Borough Council, who is the sole owner of the application site.
- II. The 3.4 acre site covered by this application sits less than 1 mile to the north of Uttoxeter Town Centre. To the west it borders an existing residential area, and to the north, east and south scrubland and public open space.
- III. A number of small tenanted industrial units, the County Council' Waste and Recycling Centre and a Borough Council Waste depot currently operate on the site.



(Aerial view of application site and immediate surrounding area)

- IV. The application site is part of land identified for mixed use development in the ESBC document entitled 'Derby Road, Uttoxeter – Development Brief', published in 2008.

The objectives of this Development brief are to:

- Promote higher levels of employment in East Staffordshire
- Promote a sustainable distinctive environment
- Create a well connected urban structure



(Site location showing Uttoxeter Town centre to south and A50 to north)

- V. The development of this site will form a natural extension to the residential area of Uttoxeter town centre, providing housing land to the benefit and regeneration of Uttoxeter and its surrounding area.
- VI. The development and enhanced landscaping of the application site will significantly improve what is currently an industrial employment site of low aesthetic value. The development will improve links between the existing residential area, and the proposed residential development of land adjacent to the application site to the east. Public footpaths run along the edge of the application site linking the site with the existing residential area, and open space to the north and east.
- VII. The application site is bordered to the north by extensive public open space. It is therefore expected that any contribution made towards open space would go to the improvement/maintenance of existing open space, rather than provision of new facilities within the site.
- VIII. It is envisaged that the main access to this site will be from Pennycroft Lane off Park Street to the west of the application site. There may be an opportunity in the future to access the site via the residential development proposed for adjacent land to the east of the site, which will be accessed by a new road island off Dove Way.



(Illustrative layout showing connectivity with planned adjacent residential development currently being considered for planning consent)

- IX. Ground Contamination reports show that the site has relatively high levels of contamination which would require remediation works before development could take place. A Preliminary Environmental Assessment has identified bats roosting in some of the buildings which would be subject to demolition as part of the development, and a mitigation strategy and the installation of bat boxes has been recommended.

- X. A flood risk assessment has been carried out. The application site lies within Zone 1 of the Environment Agency Flood Map (version 2.8.2), being the zone with risk of 1 in 1,000 year (0.1% AEP) or less for river flooding. The site generally slopes from the boundaries of the site towards the Uttoxeter Brook which runs through the centre of the site. As such, any runoff within the site is likely to drain in this direction towards the Uttoxeter Brook.

- XI. The application site is within 20 miles of the cities of Stoke and Derby and the employment opportunities provided by those cities. The site is also in close proximity to many major employers such as Toyota and JCB. The site is less than 1 mile from the centre of Uttoxeter, with various supermarkets, shops, a cinema, bowling alley, restaurants, bars and leisure centre.

- XII. The application site would fall within the catchment area for Thomas Alleyne's High School. The site would be served by St Mary's church of England First School and either Windsor Park Church of England Middle School or Oldfields Hall Middle School. The closest hospital is

Queens Hospital in Burton upon Trent, and there are hospitals in Derby, Stafford and Stoke on Trent.

- XIII. A tree survey has been completed, and the majority of the trees identified on the site considered to be of value are on the periphery of the site, forming a natural boundary with the surrounding area and would likely therefore be retained.