

Planning Policy statement to support full planning application for residential use**Pennycroft Lane, Uttoxeter****Applicant: East Staffordshire Borough Council****January 2015****1. Introduction**

This is the planning policy statement to support the full planning application for residential use on ESBC owned land on Pennycroft Lane, Uttoxeter.

2. Background/ context

In 2008, ESBC produced a Development Brief for Derby Road Uttoxeter, which detailed the desire to see mixed use development of land to the North East of Uttoxeter.

ESBC owns two areas of land in the area subject to the development brief. The larger of the two is to the north east of Dove Way, bordered to the north by the A50 and to the west by Dove Way. A planning application for employment use was submitted jointly with Clowes Securities (West Midlands) LLP, in December 2011.

The smaller piece of land is off Pennycroft lane, and is the subject of this planning application.

Development of these two sites is a corporate objective of East Staffordshire Borough Council, supporting its strategic aim to bring new jobs and homes to Uttoxeter and the surrounding area.

3. East Staffordshire Borough Local Plan

3.1 The proposed development lies within the development boundary of Uttoxeter as defined in the adopted Local Plan and as such development is acceptable in principle subject to other policies and material considerations.

3.2 It is also relevant that key objectives of the Plan include the following:

- To meet the housing requirements of the Borough

3.3 The spatial strategy is to concentrate most new development in the urban areas of Burton upon Trent and Uttoxeter.

3.4 The proposed development is in accordance with and has had regard to the following Saved Policies:

- I. CSP4 – Urban and Rural Regeneration. This reaffirms Uttoxeter as a location for concentrating new development and sets the criteria against which new development will be assessed. The proposal meets the criteria.
- II. UMAA1 – Uttoxeter Masterplan Objective. One of the main objectives of the Masterplan is to increase economic investment and development in the area and to assist with the regeneration of the town centre. The proposal will assist in achieving this by bringing forward a residential development within the defined boundary of the town, close to the town centre and local facilities.
- III. BE1 - Design. This criteria based policy gives positive encouragement to new development which responds positively to the context of the area surrounding the site and which in itself exhibits a high quality of design. The detail relating to this is covered in the submitted Design and Access Statement and in addition, the indicative layout submitted with the application demonstrates a commitment to high quality urban and architectural design on behalf of the applicant.
- IV. H6 – Housing Design and Dwelling Extensions. This requires all new housing development to incorporate good design whilst at the same time ensuring the most efficient use of land and the provision of a safe and secure environment. It is also noted that the policy requires a net density of not less than 30 dwellings per hectare. Whilst this is the adopted plan policy, it is noted that this policy has been removed from PPS 3 and that there is now a requirement towards development which is sustainable and efficient but which is in character with its surroundings. The proposal shows an indicative layout of 33 dwellings per hectare.
- V. H12 – Affordable Housing. Requires affordable housing to be provided in accordance with the Council’s Housing Needs Study. A target of 30% is specified but this is negotiable depending on the site, the location and the development proposed. Following discussion with the Local Authorities Housing Strategy Manager, there is an expectation for 10% affordable housing on Brownfield sites. On the current indicative design of 49 dwellings the Local Authority would want 4-5 of the smallest homes (2-bedroom) as rented social housing plus a commuted sum in lieu of 0.5 of an affordable home
- VI. T1 – Transport General Principles for New Development. As a general principle, the Council will not permit development that would harm the safety and efficient use of the highway network.
- VII. T2 – Strategic Highway Network. States that planning permission will not be granted for development which will have an adverse effect on the safe movement of traffic on the trunk road network.
- VIII. Uttoxeter Continuous Footpath Network. The Council seeks to establish a continuous footpath network around Uttoxeter. The proposals will ensure that footpath linkages are an integral part of the design and layout of the development in accordance with the policy.

4. **The Local Development Framework (LDF) and Other Related Documents**

- 4.1 There is nothing to suggest that the emerging LDF will materially alter the relevant policy framework relating to this site. The need to provide a balanced approach to economic and housing development remains within the overarching objective of achieving

sustainable development. Uttoxeter is likely to remain a focus for development and the regeneration of the town centre will be a priority for the Council.

4.2 The following LDF documents have relevance to this application:

- I. Strategic Housing Market Assessment December 2010 – This identifies a need for 169 affordable homes per annum, particularly 2 bedroomed units. The application proposes affordable housing under the terms discussed with council officers.
- II. Strategic Housing Land Availability Document 2011- This identifies land with the potential for housing development. Although it is not an allocations document, it does identify the area proposed for housing in the application as a potential site. It comments that the site is well related to the existing built form and is available.
- III. Housing Choice Supplementary Planning Document 2010 – This policy document aims to ensure that new residential developments meet the housing needs and aspirations of the Borough. Further detailed policies on affordable housing and design are included. The submitted application has been developed in accordance with these policies.
- IV. East Staffordshire Design Guide Supplementary Planning Document 2008 – This requires that all new development should achieve a high standard of urban and architectural design. The detailed layout shown in this full application incorporates these principles and they are amplified in the Design and Access Statement.

5. East Staffs Growth and Regeneration Plan 2012-15

5.1 Re-development of Dove Way is identified as a priority in the East Staffs Growth and Regeneration Strategy 2012-15.

6. The GBS Local Enterprise Partnership Economic Strategy

6.1 This application will support the objectives of the GBSLEP by contributing towards the delivery of a net increase in private sector jobs, improving opportunities for inward and indigenous investment, and delivering new homes.