

## Design and Access Statement

Land adjacent to the Dove Way, Uttoxeter

P/2015/00875

Applicant: East Staffordshire Borough Council

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### 1. Introduction

- 1.1. This planning application has been prepared by East Staffordshire Borough Council (ESBC), who is the sole owner of the application site.
- 1.2. The development consists of use Classes B1, B2 and B8 and a new means of access to the site off the adjacent Dove Way.

### 2. Objective

- 2.1. The application site is part of land identified for mixed development in the East Staffordshire Borough Council document entitled 'Derby Road, Uttoxeter - Development Brief', published in January 2008. This document covers the application land, together with land further to the east, which is not part of this application.

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
- 2.2. The application site is in a key location to maximise the opportunities of being well-located for sustainable linkages to the centre of Uttoxeter, whilst maximising the potential of excellent road linkages in order to facilitate development of a key new employment facility, forging links with the local, regional and national business network.
  - 2.3. The proposed development will provide modern, energy efficient, purpose built employment space which will service the identified demand from indigenous businesses, and support the area to attract inward investment.

### 3. Site Analysis and Context

- 3.1. The site covered by this application is broadly triangular in shape and is bounded by the A50 to the north, The Dove Way to the west and Severn Trent Water Authority Sewage Works to the east. The site is generally level and sits below the elevated Dove Way to the north-west corner, with the road falling to the south.

- 3.2.** The development of this site will form a natural extension of the town, and provide much needed employment land, to the benefit and rejuvenation of Uttoxeter, its rural hinterland and the sub-region as a whole.
- 3.3.** Ecological assessments identified the presence of Japanese Knotweed, which has been remediated.
- 3.4.** A Phase 1 Habitat Survey assessed the likely presence of Badgers, Water Voles, Otters and White Clawed Crayfish, where no evidence was found. Further surveys were carried out for the Great Crested Newts which indicated unsuitable habitat.
- 3.5.** The ground investigation reports have identified that the site can be developed with limited remediation and suitable foundation strategies.
- 3.6.** The application site lies within Flood Zone 1 of the Environment Agency Flood Map. The Flood Risk Assessment identified that the site is not susceptible to flooding.

#### **4. Design and Master Plan**

- 4.1.** The development and enhanced landscaping of the site will significantly improve what is currently generally scrubland, and enhance opportunities for linkage across the site through footpath and cycle links to the existing town centre, rail and bus links, and local and national cycle-ways.
- 4.2.** The site will remain accessible from the northern footpath which runs into the site through the underpass below The Dove Way. The pedestrian access will be landscaped to provide a welcoming secondary gateway to the site.
- 4.3.** The site has no existing vehicular access and as such a new site access will be introduced from The Dove Way to the west of the application site. Extensive pre-application discussions with Staffordshire County Council have taken place to ensure that any issues which might affect access to the development have been addressed.
- 4.4.** The built form will result in a mixture of contemporary structures designed for business, and signalling a business Gateway to Uttoxeter. The site can comfortably house a variety of business uses in use classes, B1, B2 and B8.
- 4.5.** The site has been designed so that buildings contain the parking, which is predominantly in the centre of the site, and buildings have been designed to take the shape of the access road as it gradually curves around.
- 4.6.** Consideration has been given to vehicle movements on the site, and the design allows for separation of movements and parking of lorries and HGVs for the industrial units, and the gateway office building on the site.

- 4.7.** The design provides sufficient parking to meet East Staffordshire Borough Council's parking requirements relating to new developments as outlined in the Parking Standards Supplementary Planning Guidance, dated December 2004.
- 4.8.** A total of 5 business units are indicated on the drawings providing 10,569sqm of employment accommodation. These range in size from 930sqm to 3,264sqm for the B8 gateway building. The buildings are suitable for simple sub-division or amalgamation in order to facilitate a wide range of business sizes.
- 4.9.** Good quality commercial design is prescribed for the site, with a preference for high quality cladding and glazing systems.
- 4.10.** The site is clearly visible from both the A50 and The Dove Way, and the angled plate roofscape of the units provide interesting and unique design additions to the site.
- 4.11.** A band of landscaping to the eastern boundary of the site will aid in buffering the adjacent sewage treatment works. Appropriate landscaping has also been allocated to buffer the proposed Household Waste Recycling Centre site which will be subject to a separate planning application. An area of open space has been located at the pedestrian access to the site, providing outdoor space for employees of the site.