

Planning and Sustainability Statement

P/2015/00875

Land adjacent to the Dove Way, Uttoxeter

**Received
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Applicant: East Staffordshire Borough Council

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1. Introduction

1.2 This Statement addresses the Planning Policy issues in respect of the full planning application for commercial development on land to the north east of Dove Way Uttoxeter. The proposal which is described in detail in the Design and access Statement, and illustrated on the submitted plans incorporates 112,000 square foot of mixed employment floor space.

1.3 The document will outline the context and background to the proposals and relate these to National Planning Policy and Guidance, The Development Plan, and Supplementary Planning Guidance and Documents which have been prepared by East Staffordshire Borough Council. In addition other relevant plans and policies of the Council and its partners will be referred to where appropriate.

2. The Background and Context for the Application

2.2 The application sites are part of land identified for mixed use development in East Staffordshire Borough Council document entitled 'Derby Road Uttoxeter – Development Brief', published in January 2008. This document covers the application land, together with further land to the east, which is in separate ownership and is not part of the current application. This document is to be treated as a material consideration in the determination

2.3 The Brief was originally intended to promote a co-ordinated approach to development of the site for employment use and as a framework to aid the planning application process.

2.4 The submitted proposal has been submitted to the Council following extensive discussions between officers and the applicant over both the land use proposals and the level of supporting information required to enable it to be registered and considered. Regard has been made to the strategic corporate policies of the Council, National Planning Policy and Guidance, the Development Plan, and the emerging Local Development Framework. It is considered that the proposal conforms to both the detail and principles set out in these documents.

2.5 Each of the above is addressed in turn below.

3. East Staffordshire Borough Council Community Strategy 2003 – 2020

3.2 This policy document prepared by the East Staffordshire Local Strategic Partnership sets out the community's corporate vision for the area up until 2020. Economic

regeneration and the provision of new housing to meet local needs are key themes of the Strategy and in particular the Strategic Partnership seeks to:

3.2.1 Ensure a good supply of good quality employment sites and supporting infrastructure

3.2.2 Widen the choice of available housing

3.2.3 Achieve high standards for new development

3.3 The proposal meets the above aims in all respects.

4. National Planning policy and Guidance

4.2 The following are material to the consideration of the application:

4.2.1 Planning Policy Statement 1 (PPS1) – Delivering Sustainable Communities. This reaffirms the Government's commitment to sustainable development in terms of the location of development and the economic use of land. It also emphasises the importance of good quality design.

4.2.2 Planning Policy Statement 4 (PPS4) – Planning for Sustainable Economic Growth. States that the Government's overarching objective is "sustainable economic growth". Policy EC10 requires local planning authorities to adopt a positive and constructive approach towards economic development and those which secure sustainable growth should be treated favourably.

4.2.3 Planning Policy Guidance 13 (PPG13) – Transport. The objectives of the guidance are to promote more sustainable transport choices, promote accessibility by public transport, walking and cycling and to reduce the need to travel by car. Further detail on traffic and access is given in the Design and Access Statement but the location of the site, the proximity to the town centre and the improvement to footpath linkages ensures that the proposal meets these objectives.

4.2.4 Planning Policy Statement 25 (PPS 25) – Development and Flood Risk. Requires new development to be located on land which is not vulnerable to flood risk and to adopt a sequential approach to site selection. In addition, development should be protected from flooding and should ensure that the risks of flooding are not increased elsewhere. The site is not subject to flood risk (see flood risk assessment).

5. East Staffordshire Borough Local Plan – Saved Policies

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

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

5.3.1 To meet the housing requirements of the Borough

5.3.2 To strengthen and diversify the economy of the Borough and increase employment opportunities

5.3.3 To improve accessibility to jobs and facilities

- 5.4 The spatial strategy is to concentrate most new development in the urban areas of Burton Upon Trent and Uttoxeter.
- 5.5 The proposed development is in accordance with and has had regard to the following Saved Policies:
- 5.5.1 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.
 - 5.5.2 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 mixed use development within the defined boundary of the town, close to the town centre and local facilities.
 - 5.5.3 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.
 - 5.5.4 E1 – Employment Land Supply: General. States that the Council will ensure an adequate supply of land for employment development to meet local, national and international demands and which maximise the potential of the A38/A50 corridors. This is related to Policy E2 below.
 - 5.5.5 E2 – Dove Way. This policy allocates the site plus adjoining land for employment uses which is in recognition of its location, size and availability. It should be noted that the application does not preclude the development of the adjoining land and that the access arrangements and other infrastructure are designed to facilitate this.
 - 5.5.6 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. This proposal has been subject to extensive discussion over highway matters and incorporates highway improvements and new infrastructure that will ensure the safe and free flow of traffic to and from the wider highway network.
 - 5.5.7 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.
 - 5.5.8 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.

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

6.2 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.

6.3 The following LDF documents have relevance to this application:

6.3.1 East Staffordshire Design Guide Supplementary Planning Document 2008 – This requires that all new development should achieve a high standard of urban and architectural design. Whilst the application is in outline form the indicative layout incorporates these principles and they are amplified in the Design and Access Statement.

7. Conclusions

7.2 The proposed development will provide a sustainable mixed use development within the development boundary of Uttoxeter. It will make a positive contribution to the employment needs of the Borough and the regeneration of the town.

7.3 The proposal accords with national planning policy and guidance, the Local Plan, the emerging Local Development Framework and the corporate objectives of the Council and its strategic partners.

7.4 The land is available and whilst there are significant infrastructure costs, it can be developed in the short term and will attract significant investment into the area.