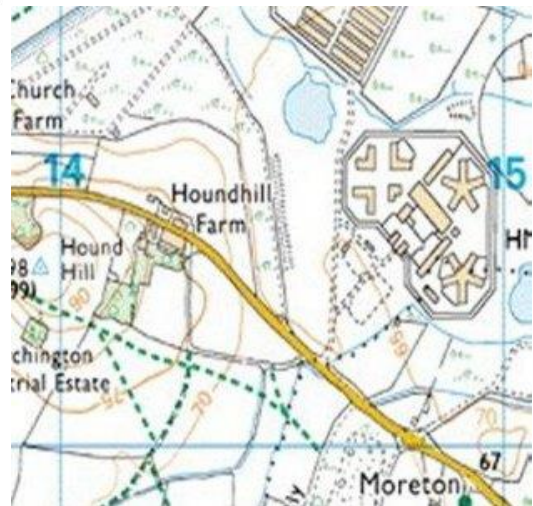


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Town and Country Planning Act 1990

Proposed Outline Planning Permission for B1, B2, & B8, uses including means of Access on land at Fauld Industrial Estate.

For Mercer Major Partners LLP

1 Introduction.

This application seeks consent for Outline Planning Permission for B1, B2, & B8 uses, including means of Access on land at Fauld Industrial Estate. This site is within the defined Fauld Camp Industrial Estate.

2 Site and Location.

The site is located approximately 1.5 km west of Tutbury within Fauld Camp. The site is located in the south western corner of the defined Industrial Estate and is accessed off the dedicated Industrial Estate Road. This road runs south from Fauld Lane before turning west to serve the Estate and the subject site. The applicant has acquired this Road within Fauld Industrial Estate. The Estate is now a fully operational and established employment park on the former Military Camp and is a major contributor to the Borough's economy, The estate has been continually developed over a number of years with the subject site being the final remaining corner of the allocation.

The site is easily accessible from the A50 at the A515 Junction to the North.

The site comprises 3.4 hectares including the already complete private road from Fauld Lane to the site. The area to be developed via this consent comprises 2.86 hectares.

3 The Proposal

The Proposal is for Outline Planning Permission for employment uses comprising B1, B2, & B8 units.

The indicative layout depicts 5 main buildings and a gatehouse, together with parking and manoeuvring areas. In addition indicative landscaping and a SUDs balancing pond show how the surface water will be controlled and how the site can add additional planting to the location.

The site is adjacent to Tutbury Public Footpath number 34 which runs along the northern and western boundaries. The line of the public footpath is outside of the proposed development site and is unaffected by the proposal.

The development schedule sets out the proposal will provide the following floor space and levels of parking provision.

SCHEDULE OF DEVELOPMENT

Unit	Use class	Ground Floor Area	First Floor Area	Parking
A	B1	836 sq m (9,000 sq ft)	836 sq m (9,000 sq ft)	36
B	B1,B2 & B8	1022 sq m (11,000 sq ft)		32
C	B1,B2 & B8	1486 sq m (16,000 sq ft)		37
D	B1,B2 & B8	2936 sq m (31,600 sq ft)		61
E	B8 (1.4 store)	5000 sq m (53,800 sq ft)		51

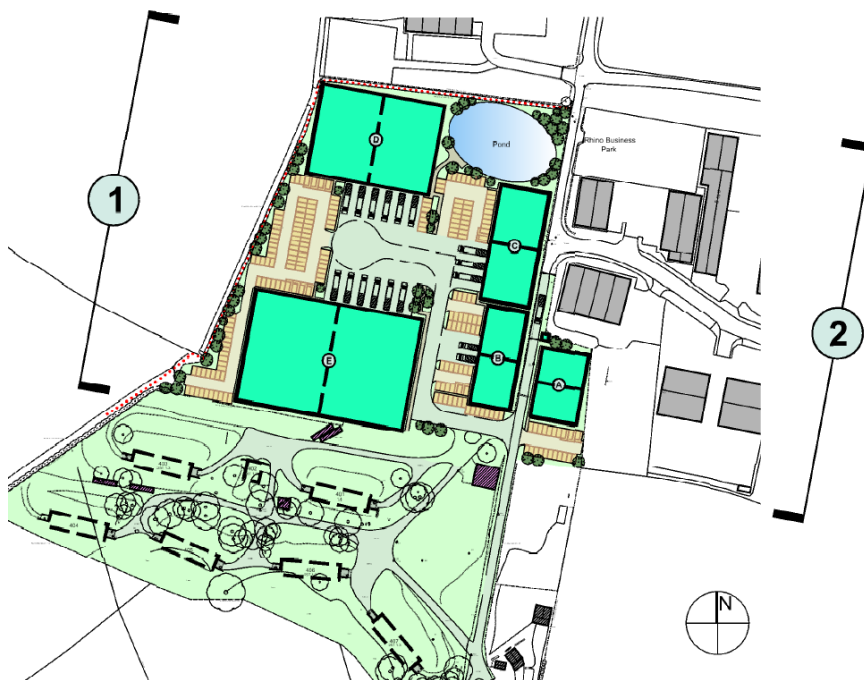
Site Area: 2.86Ha (7.08 Acres)

The proposed indicative layout is depicted overleaf.



The scheme is also supported by indicative elevations which are shown below. These depict how the site may look and how proposed landscaping can soften the development edge.

Individual unit heights will vary but the below section depicts a maximum ride height for the largest unit to be approximately 10 metres to ridge.

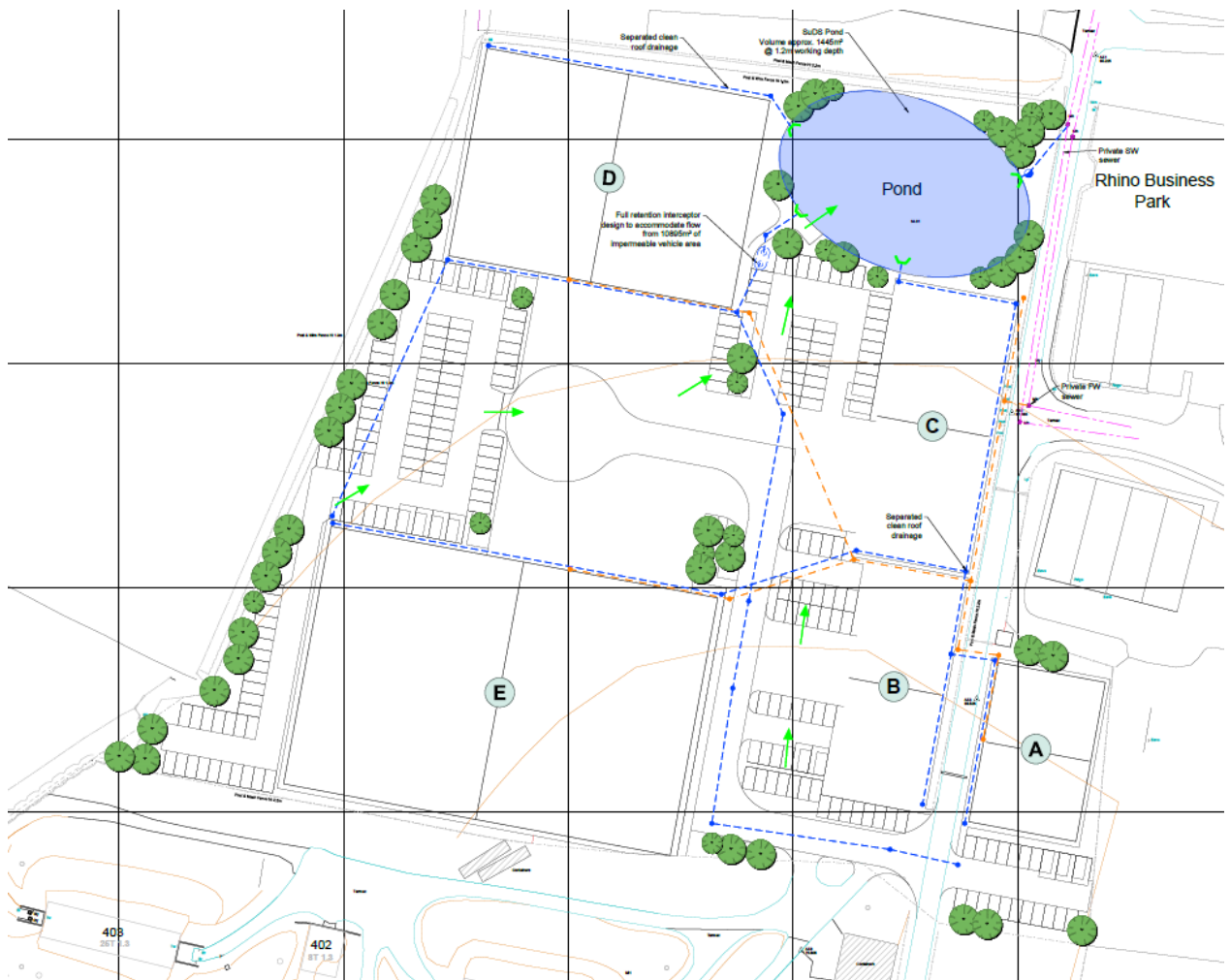


Ecology

The proposal is supported by a Preliminary Ecological Appraisal & Bat Inspection by Absolute Ecology together with a separate Bat activity report. This work confirms that there are no limitations to the development from protected species.

Drainage and Flood Risk

The proposal is accompanied by a flood risk and drainage report from NeoFlood Ltd. This confirms the site is located in flood Zone 1 and is therefore a low flood risk. The report does go into detail in respect to the sites drainage and an extract of the drainage strategy is shown below.



It is intended that storm water is held within a Sustainable Urban Drainage Systems SUDS.

On this site this would work by water being stored within the pond with a volume of at least 1445m².

This pond would store rainwater, both from roof runoff which can flow directly into the pond together with runoff from the sites road and carparks via a full retention interceptor to ensure no contaminants enter the pond which could then move offsite through drainage channels. Ultimately the pond will drain at a rate of 10 litres per second from the pond into the road drain, which then flows down the site access off into the river.

Foul drainage will be disposed of via a gravity drainage system to the assets noted to the north east of the site, subject to agreement with Severn Trent Water.

These proposals will ensure that the scheme does not lead to any increase to flooding off site within the local area.

Transport

The scheme is supported by a full Transport Statement and Travel Plan which have made assessments on the cumulative impact of the development on the local highway network and specifically, the impact upon the operation of the existing Industrial Estate access on Fauld Lane. The report confirms that the site access junction would operate with spare capacity during the weekday peak hours in a future assessment year of 2023 and it is therefore considered that the traffic impact of the proposed development can be accommodated on the local highway network.

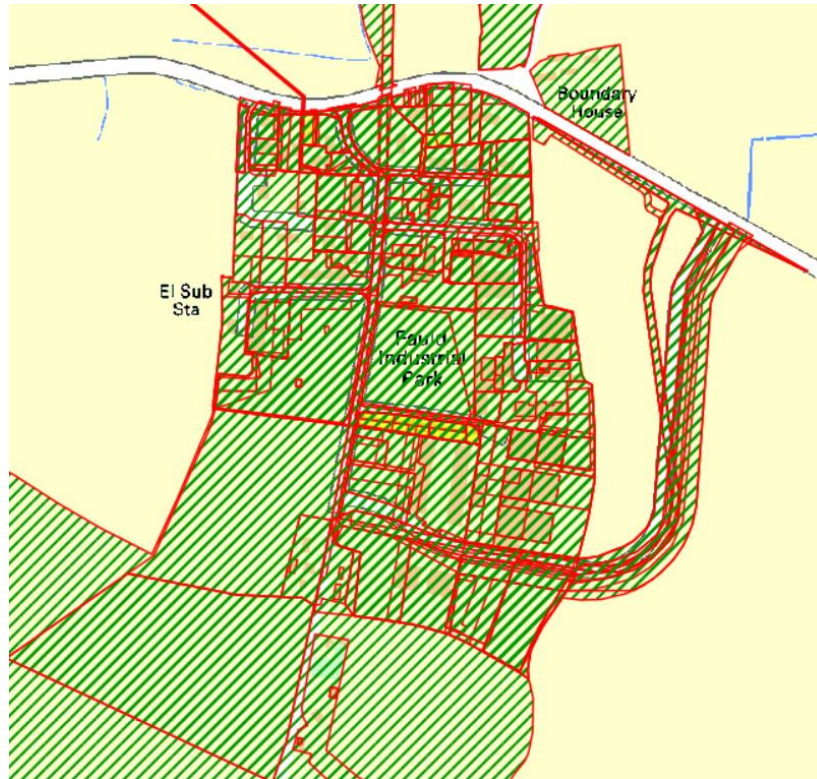
The supporting Travel Plan identifies measures that can be taken to encourage cycling and car sharing including the use of the Staffordshire Share-a-lift scheme, which uses an online database to put people in contact with others who are looking to share lifts. The travel plan also identifies

other measures which could be considered such as the provision of electric vehicle charging points. In addition the Travel Plan highlights SCC's free travel planning advice and support to companies within the county, where measures such as travel surveys and cycle training can help reduce dependency on the private car. The report sets out a timetable or action plan of how the Travel Plan will be implemented to benefit both employees and the environment. The plan also details bus timetables to access the site.

4 The Site History.

Fauld Industrial Estate, has been developing into the site which can be recognised today since 1975. Prior to its decommissioning by the Ministry of Defence in around 1975 the site was controlled by No. 21 Maintenance Unit RAF from 1939 until 1966 and by the USAF from 1967 until 1973. The USAF use of the site resulted from France's withdrawal from NATO's integrated military structure during the 1st Cold War in 1966. This saw the site required for storage of US munitions to supply aircraft now stationed at USAF bases across the UK, which had been relocated from France further to Charles de Gaulle's expulsion of NATO troops while France went alone to develop its own independent nuclear deterrent. The wider site was also subject to the largest non-nuclear explosion in Nov 1944.

Numerous planning applications have occurred on the Fauld site and these can be seen outlined on the extracted planning applications map from the Council's website overleaf.



It is not intended to set these all out as it is apparent that the site is an established Industrial Estate for the Borough and this is confirmed by its Allocation within the Local plan (see policy section).

5 Planning Policy

The NPPF July 2018

Section 2 of the revised NPPF sets out how achieving sustainable development is a key purpose of the planning system and as to how the NPPF will deliver this via 3 overarching objectives.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

At para 11c of the NPPF it clearly sets out that applications that accord with the Development Plan should be approved without delay and how at 11d)

For **decision-taking** this means:

c) approving development proposals that accord with an up-to-date development plan without delay;

or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Section 4 of the NPPF goes on to say.

4. Decision-making

38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Section 6 covers how we can and should be:

6. Building a strong, competitive economy

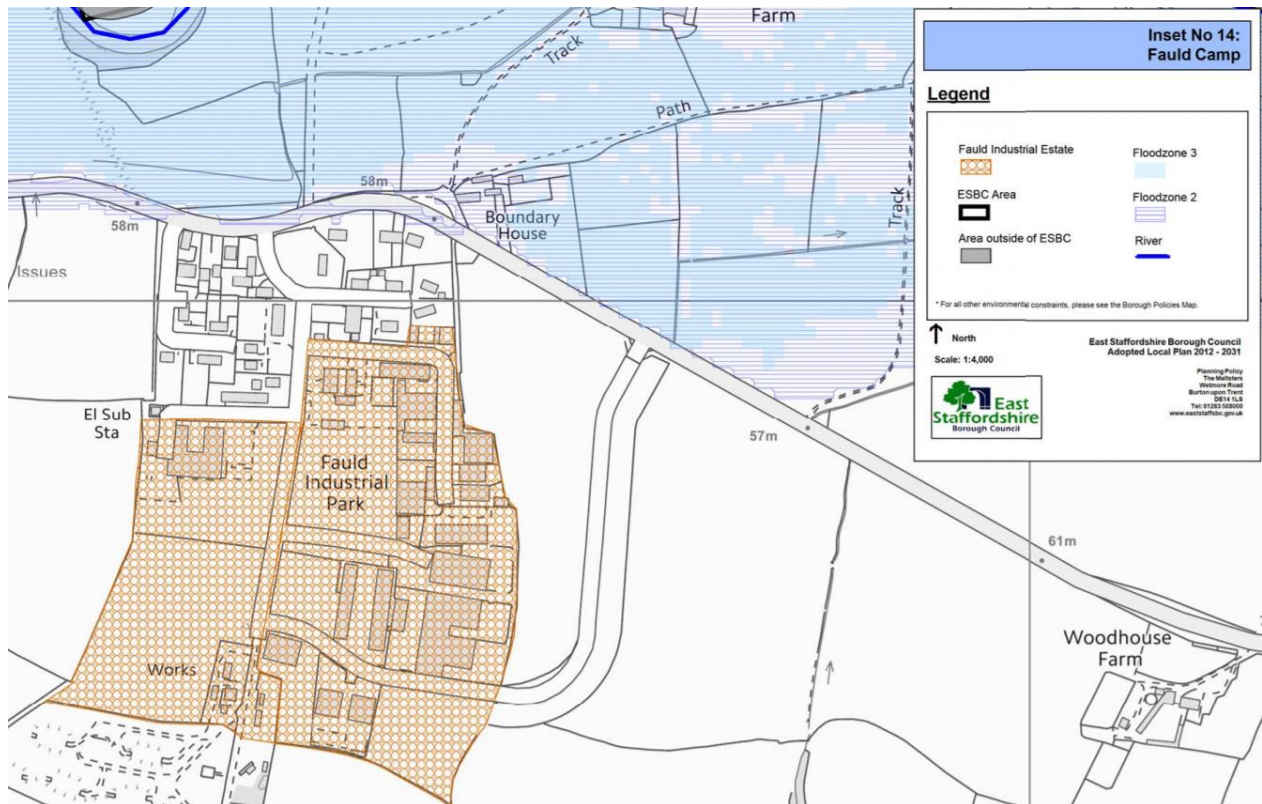
80. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation⁴⁰, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

Local Planning Policy

The prevailing planning policy at a local level is contained within the Adopted East Staffs

Local Plan of October 2015.

Adopted Local Plan Inset Map 14



The proposed development is contained within the defined area of the Industrial Estate.

With the adopted local plan the following is set out at Para 3.105

3.105 There are three rural Industrial Estates at former military camps at Bramshall, **Fauld** and Marchington. These contribute towards the rural economy and have been developed for employment uses over the years alongside other uses.

3.103 Strategic Policy 13 sets out the criteria for new employment development on existing employment sites indicating the type of uses that may be appropriate.

STRATEGIC POLICY 13

Burton and Uttoxeter Existing Employment Land Policy

To ensure the provision of a mix of employment types on existing sites, the Council will require a mix of B1, B2 and B8 uses to be provided. Exceptions may be made where:

- (i) a site is to be entirely or almost entirely developed for the specific requirements of a single user generating a significant number of jobs; or
- (ii) Where the site size, or general location, limits the suitability of the site to accommodate certain uses, or the ability to accommodate a range of uses.

Non B class uses will only be permitted if:

- (i) The land is no longer required to meet economic development needs; or
- (ii) The current activity is causing, or could cause, significant harm to the character of the area or the amenities of residents;
- (iii) The new use is an employment generator which could make a positive contribution to the local economy; and

(iv) it would not prevent, or have a significantly detrimental impact upon, the continued primary use of the employment site as a whole for employment use.

(v) They are appropriate, compatible waste management uses

For employment proposals on sites within the urban area adjacent to non-employment uses, the Council will normally grant permission following the demonstration of environmental sensitivities including traffic and highway impacts on the surrounding areas.

Suitable sites for exceptional major job creating investment proposals will be investigated in partnership with the LEP taking into account whether they can be accommodated on existing or proposed sites.

6. The Planning Considerations.

Section 38 (6) of the Planning and Compulsory Purchase Act requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan is the adopted East Staffs Local plan of October 2015.

The proposal is squarely in line with the plan and particularly **Policy SP13** which clearly sets out the councils approach to permitting development on existing industrial/employment estates.

This proposal will create employment upon the site, both during construction and once it is completed and operational.

The proposal is consistent with the location in that there will be no adverse impact on the area Through the development of an allocated site for employment purposes. Due to the location of the site with the industrial estate There is no adverse impact upon any Heritage assets or to residential amenity. The proposals have taken account of ecological, transport flooding and drainage matters. With the applications supporting reports confirming that the development will not cause any adverse impacts upon these matters.

It is therefore concluded that this proposal is in accordance with the provisions of the East Staffs Plan which explicitly supports development via SP13 on existing defined industrial estates and on that basis the application should be approved as being in conformity with the development plan.

This scheme is in accordance with the development plan and national planning policy where Applications should be approved without delay.