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DESIGN AND PLANNING STATEMENT

OUTLINE PLANNING APPLICATION FOR DEMOLITION OF EXISTING
PROPERTY AND ERECTION OF UP TO FOURTEEN RESIDENTIAL
DWELLINGS & REPLACEMENT PARKING SPACES

LAND TO REAR OF 2 HARBURY STREET, BURTON UPON TRENT

PROJECT REF.: P/300/W21.5

JULY 2016





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Andrew Granger & Co is a trading name of Andrew Granger & Co Ltd; Reg. No. 09298477.

Registered office: Phoenix House, 52 High Street, Market Harborough, Leicestershire, LE16 7AF. VAT No.: 638 6788 76

Market Harborough

Phoenix House, 52 High Street, Market Harborough, LE16 7AF

T: 01858 439 090

E: planning@andrewgranger.co.uk

W: www.andrewgranger.co.uk

Leicester

Attenborough House, 10-12 Rutland Street, Leicester, LE1 1RD

Loughborough

2 High Street, Loughborough, LE11 2PY

Project Client: Wyggeston Hospital
Project Location: Land rear of 2 Harbury Street
Burton upon Trent
STAFFORDSHIRE
DE13 ORX

Report	Name	Date
Prepared by	Chris Green	29/06/2016
Checked by	Chris Green	05/07/2016

Table of Contents

1. Introduction	4
2. Site Appraisal & Context	5
3. Planning Policy Context.....	7
National Planning Policy Framework (March 2012)	7
Harborough District Core Strategy 2006 - 2028	Error! Bookmark not defined.
4. Design.....	11
5. Use & Amount of Development.....	Error! Bookmark not defined.
6. Materials	Error! Bookmark not defined.
7. Access & Movement	Error! Bookmark not defined.
8. Flood Risk	Error! Bookmark not defined.
9. Conclusion.....	13

1. Introduction

- 1.1. This Design and Access Statement is for a proposed new development at land rear of 2 Harbury Street, Burton upon Trent and has been prepared by Planning and Development Consultants, Andrew Granger & Co, on behalf of the applicant.
- 1.2. The document provides an assessment of the site, its characteristics and an appraisal of surrounding land uses. It also examines national and local planning policy relevant to this application and outlines the proposed development submitted for consideration by East Staffordshire Borough Council.
- 1.3. The statement is to support an outline planning application for the demolition of no. 2 Harbury Street and existing structures and residential development of fourteen residential dwellings with associated vehicular access and replacement parking spaces.
- 1.4. We consider that the site is suitable to accommodate the proposed development as described above and indicated on the Proposed Site Plan in line with the national and local planning policy context.
- 1.5. The subject site is shown on the Proposed Site Plan and Location Plan, which have been submitted as part of this application.

2. Site Appraisal & Context

- 2.1. The application site is located in the Horninglow suburb of Burton upon Trent, approximately one mile west of the town centre.
- 2.2. The site is located in close proximity to a wide range of services and employment opportunities in Burton upon Trent, most notably the Hospital to the south, and within close proximity to the A38, which runs to Derby in the north and south towards Lichfield.
- 2.3. The application site is located to the west of Burton upon Trent, as shown below in Figure 1.

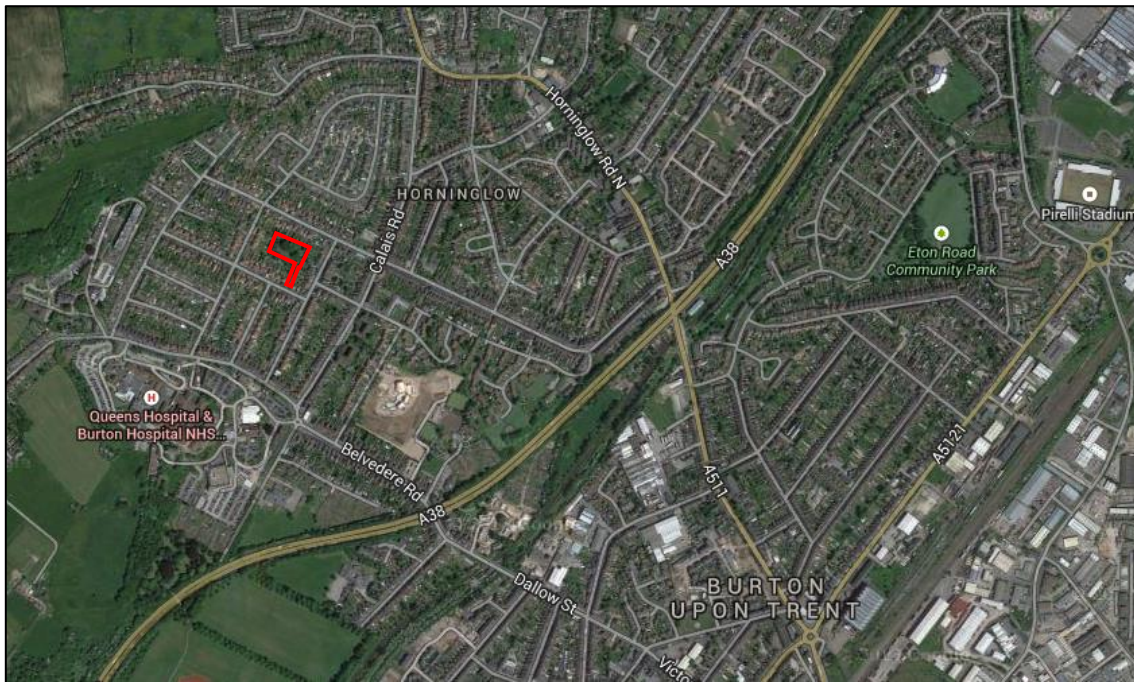


Figure 1 Location Plan (Application site outlined in red).

- 2.4. The application site, accessed off Harbury Street, comprises an area of approximately 0.919 acres (3720.57m²), shown on the site plan submitted and in Figure 2 overleaf.



Figure 2 Site Plan (Application site outlined in red).

- 2.5. The site is located within a residential area, surrounded by residential properties to the north, south, east and west. The proposed development on the site will form part of the built up fabric, reflecting the scale and aesthetics of existing surrounding structures.
- 2.6. The subject site, which currently consists of garages and poor scrubland, is screened from the road by existing residential dwellings, while the perimeter of the site consists of a matured tree line and hedgerow.
- 2.7. As a previously developed site in a sustainable settlement, we consider that this is a suitable location for residential development. We consider that the development of seventeen residential dwellings will not have a material impact on the amenity of the neighbouring properties and will replace an unused area of poor scrubland, enhancing the area.

3. Planning Policy Context

- 3.1. Having studied the national and local planning policies that affect the site, we have concluded that the following below policies are relevant to the application and have highlighted how the proposed development meets these requirements.

National Planning Policy Framework (March 2012)

- 3.2. The National Planning Policy Framework (NPPF) was published in March 2012 and sets out the Government's planning policies for England and how they are expected to be applied. It replaced virtually all of the Government's Planning Policy Statements and Guidance Notes, as well as Circular 05/2005 on 'Planning Obligations'.

- 3.3. It provides a framework within which local communities and their authorities can produce distinctive local and neighbourhood plans, reflecting the needs and priorities of the locality.

- 3.4. The NPPF promotes planning for sustainable development and positive growth as key objectives, with a presumption of sustainable development as the basis, or the 'golden thread running through both plan-making and decision taking'.

- 3.5. Paragraph 7 of the document highlights the three roles of delivering sustainable development: economic, social and environmental elements. Paragraph 8 goes on to note:

'These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities.'

- 3.6. In emphasising the equal weight of these elements, paragraph 19 states:

'The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.'

- 3.7. As set out in Paragraph 14, the NPPF endorses a presumption in favour of sustainable development:

'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.'

- 3.8. We consider that the proposals put forward accord with the aims of the NPPF and constitutes sustainable growth. The proposed development site is in an accessible location close to key services and facilities. Therefore, the proposals benefit from the presumption in favour of sustainable development.

3.9. Furthermore, Paragraph 49 states *'Housing applications should be considered in the context of the presumption in favour of sustainable development'*.

3.10. 'Core planning principles' are set out within the Framework (paragraph 17), key amongst which seek delivery of high quality design and include the following clear statements to support growth:

- *'Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.'*
- *'Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.'*

3.11. The proposals meet the Core Planning Principles set out in paragraph 17 in that they aim to deliver new housing that is needed within the area.

3.12. The Government attaches great importance to good design, identifying it as 'a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people' (paragraph 56).

3.13. We consider the proposed development to be of high quality design, taking into account the adjacent land-uses to ensure a good standard of residential amenity.

3.14. In regards to 'Decision-Taking', paragraphs 186-187 state that:

- *'Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. The relationship between decision-taking and plan-making should be seamless, translating plans into high quality development on the ground.'*
- *Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.'*

3.15. The submitted proposals comply with the objectives set out within the National Planning Policy Framework, in particular the presumption in favour of sustainable development – the 'golden thread' running through the Framework.

East Staffordshire Local Plan (adopted 2015)

3.16. In seeking to put forward this proposal we have had regard to the following policies in the East Staffordshire Plan:

3.17. **PRINCIPLE 1: Presumption in Favour of Sustainable Development**

The proposed development is located within a highly sustainable area and will improve the economic, social and environmental conditions of the area through the delivery of much needed housing and off-street parking. As such the presumption in favour of sustainable development should be applied.

3.18. **STRATEGIC POLICY 1: East Staffordshire Approach to Sustainable Development**

In line with Principle 1, we deem the proposed development to benefit from the presumption in favour of sustainable development. The application is on a previously developed site, in an existing residential area with strong links to shops, education and work places, including the nearby hospital.

While the application is submitted with all matters reserved, the proposal will incorporate high quality of design throughout, in terms of layout and architecture, and will make better use of an existing brownfield site.

3.19. **STRATEGIC POLICY 16 : Meeting Housing Needs**

The proposed development aims to deliver up to thirteen low-cost dwellings, with the purpose of providing suitable starter homes and rental accommodation for workers of the nearby hospital. As a charitable trust, the applicant is looking to retain the site to provide a range of benefits to the local community.

3.20. **STRATEGIC POLICY 24 : High Quality Design**

The application is submitted with all matters reserved, however through later reserved matters the applicant intends to adopt the highest in architectural and urban design qualities to provide a safe and appropriate residential development.

Horninglow and Eton Neighbourhood Plan (Made March 2015)

3.21. The following policies have been considered in drawing up the proposed development:

3.22. **POLICY HE5 Parking Standards**

In line with the above policy, the proposed residential development will provide sufficient off-street car parking, allocated to each residential dwelling. The specific location is, however, reserved for later approval.

3.23. POLICY HE6 Garage Colonies and Residential Car Parks

This policy requires residential development of existing garage colonies and car parks to provide replacement off-street parking to replace those lost. The vast majority of the current garages on site are used for general storage or are vacant. As such, the proposed development includes provision of up to 10 additional parking spaces.

4. Design

4.1. The following design solution has been arrived at:

- Provision of up to fourteen new residential dwellings and replacement parking spaces.
- All matters reserved.

4.2. The objective of the development is to deliver up to fourteen high quality designed residential dwellings in a location we consider to be suitable for development.

4.3. The Site Layout Plan submitted along with this application has been influenced by the characteristics of the subject site, the built and natural form of its surroundings, the context of the local area and a number of good design principles.

4.4. In developing the proposal, high regard has been taken towards the potential impact upon the setting of the site, in particular the residential dwellings to the north, south and east of the site. The vision is to provide a development that reflects and respects the current nature of the location.

5. Access & Movement

5.1. The development has been designed to ensure that all public areas are easy to navigate, safe and secure.

5.2. The main vehicular and pedestrian access for the proposed dwellings will be created off Harbury Street, as illustrated on the Site Layout Plan.

5.3. The access will be created through the demolition of the existing dwelling on site, allowing sufficient width for a 5m wide highway, plus the possibility of two 1.8m wide pedestrian footpaths. The design of the access is reserved for later approval and will be guided by the relevant Highways regulations.

5.4. As alluded to previously, the site is well situated in regards to local services and amenities.

6. Flood Risk

6.1. With reference to the Environmental Agency Flood Map, the site is not within a location at risk of flooding.

6.2. The application is also accompanied by a Flood Risk Assessment and Drainage Strategy, undertaken by engineering consultants M-EC.

7. Open Space

- 7.1. As part of the development, the applicant is happy to provide a contribution to open space in the area subject to local need and consultation responses.

8. Affordable Housing

- 8.1. The objective of the development is to deliver up to fourteen high quality designed residential dwellings in a location we consider to be suitable for development.
- 8.2. The application has been produced on behalf of the Wyggeston Hospital, a charitable trust aiming to deliver low cost rented accommodation for young workers in the local area – an identified need in relation to the nearby hospital.
- 8.3. While it is understood that an element of ‘affordable housing’ will be required as part of the development, given the nature of the proposal and the aims of the applicant to develop the properties for low cost rent we feel that a discussion is needed as to a contribution.

9. Community Involvement

- 9.1. As part of the production of the development proposal, pre-application advice was sought from the local planning authority. This, along with the consultation comments received as part of a previous submission, has been given much consideration in the drawing up of the proposal and accompanying plans.

10. Conclusion

- 10.1. The application at land rear of 2 Harbury Street, Burton upon Trent seeks outline planning consent for the demolition of the existing property and erection of up to fourteen residential dwellings, including vehicular access and replacement parking. It has been guided by a range of technical studies, confirming that there are no technical constraints to development.
- 10.2. The subject site, which currently consists of garages and poor scrubland, is screened from the road by existing residential dwellings, while the perimeter of the site consists of a matured tree line and hedgerow.
- 10.3. We consider that the site is capable of delivering a high quality, residential development scheme which will deliver up to fourteen dwellings in line within an area that benefits from a wide range of local services and amenities, along with good access to a number of good employment opportunities, with the proposals complimentary in form and material to the surrounding buildings.
- 10.4. The dwellings and layout are designed to be sympathetic and complement the characteristics of the surrounding properties, making the best use of an area of brownfield land and poor scrubland, without having an adverse impact of the existing streetscape.
- 10.5. As the site presents an opportunity to deliver residential dwellings in keeping with the character of the surrounding area, we believe the application should be granted without delay.