



P/2017/01652
Received 28 Feb 2018

Proposed 26 no. Dwellings

Land off Shobnall Street
Burton Upon Trent
Staffordshire.

Planning and Sustainability Statement

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Sustainability Statement

Introduction

Urban Designs Ltd have been instructed by Fitzpatrick Cruise Ltd on behalf of Trent and Dove Housing to produce this Design and Access statement to accompany a Full Plans application for 26 dwellings and ancillary works relating to the former Burton Day Services, Shobnall Street/ Waverley Lane, Burton Upon Trent, Staffordshire. DE14 2HE.

The proposal is to develop 0.53Ha of land for residential use with a new access road taken of Waverley Lane.

East Staffordshire Borough Council have requested a Sustainability Statement as is set out under section L19 of the Local Validation Document.



Site and Surroundings

The site is located less than 1 mile north west from Burton Upon Trent Town Centre.

It represents a sustainable location for development with all that Burton Town Centre has to offer in terms of shopping, restaurants and bars within a walking distance of 20 minutes and 10mins walk to Burton train station

The site is accessible to public transport, the number 3 and 8 bus stop is located along Shobnall Street which provides services to both Burton Town Centre and Queens Hospital and the number 10 bus stop on Shobnall Road with services into the town centre and the terminus on Henhurst Hill. Burton Main line railway station connects to major regional cities of Birmingham, Nottingham and Sheffield. The A38 provides Burton with a direct connection to Derby to the north and Lichfield and Birmingham to the south.

Local facilities include Primary Schools at Shobnall Road and Outwoods Street, Grange Community School, Grange Youth Centre, Shobnall Leisure Complex, Shobnall Sports and Social Club, Local shops and pubs.



Proposed Development

Planning Policy Context

NPPF

The NPPF, which was adopted in 2012 has a presumption in favour of sustainable development. This states permission should be granted unless:-

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; or

Specific policies in this Framework indicate development should be restricted.

East Staffordshire Adopted Local Plan

The East Staffordshire adopted local plan has a number of policies which are of relevance to this site. Principle 1 has a presumption in favour of Sustainable development reflecting the NPPF. The site is located within settlement boundaries and within a residential area. As such, the principle of residential development on this site should be acceptable.

Policy SP16 seeks to provide a mix of housing that reflects local housing needs.

Policy SP17 seeks up to 40% affordable housing on sites of 4 or more.

Supplementary Planning Documents

Supplementary planning document “The East Staffordshire Design Guide” highlights good design practices and highlights acceptable, and unacceptable design solutions along with considerations which should be taken in drawing proposals for residential development.

Draft Neighbourhood Plan

The draft Shobnall Neighbourhood plan has entered the consultation period, which ended on 4th October. This document will be reviewed following representations received prior to adoption. At present this document holds limited weight, however, it should be noted that the site is identified within policy HD4 as site number 3, which identifies the site as suitable for a market led housing scheme, apartments or sheltered housing. It also looks at the possibility of opening up a new footpath route beneath Shobnall Road where a former railway bridge beneath the bridge is currently blocked off.

A number of policies are highlighted within this document, which are

HD2, which seeks to secure private and shared amenity space stating an area of 70m² for 1 and 2 bedroom properties and 100m² for larger dwellings.

HD3 seeks a mix of dwellings within the neighbourhood including starter homes, larger family homes and affordable houses.

Schedule of Accommodation

Ref	Type	Size	No
1B2P	1 bed cluster	47m ²	2
2B3P	2 bed 1.5 storey	69m ²	4
2B4P	2 bed 2 storey	73m ²	4
3B5P	3 bed 2.5 storey	92m ²	11
4B5P	4 bed 2.5 storey	97m ²	5
Total			26

Environmental Standards Statement

The following statement will outline how the proposed development aims to achieve environmental standards.

Environmental Design

The development will be designed to meet the requirements of the current Building Regulations, specifically the requirements for Approved Document Part L – Conservation of Fuel and Power, and Part F – Ventilation, ensuring good levels of heat retention and ventilation are achieved.

Energy Efficiency

The dwellings will be designed to have high standards of energy efficiency by limiting the heat loss across the building envelope, in order to minimise the overall energy demand in line with the requirements of the Building Regulations Approved Document Part L.

It is intended that the new dwellings will be served by the local authority refuse collection service by way of entering the site via Waverley Lane. Each dwelling will have a 240-litre general waste bin, a 240-litre garden waste bin and recycling bin to dovetail into the requirements of East Staffordshire County Council and these will be located in the rear gardens, which will allow for kerbside collection to all dwellings on the site. Some properties are to be served by bin collection points, which have been highlighted on the layout. Bins should be presented at these points on bin collection points by residents.

The scheme will be designed to comply with approved document M of the building regulations, which includes level accesses into dwellings, and doors at entrance level of a width suitable for wheelchair access. All doors to the development will comply with all relevant building regulations including Part M. Provision for the following has been included: Entrances: Level thresholds to all entrance doors and minimum clear widths to comply with Building Regulations Approved Document Part M will be provided.



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