



Design and Access Statement

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Erection of Steel framed Materials Storage Shelter

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ISSUED FOR PLANNING

REV A

1 Introduction:

1.1

This Design and Access Statement (DAS) demonstrates how the redevelopment of this site for office use is compliant with the National Planning Policy Framework's (NPPF) presumption in favour of sustainable development and other supporting policies;

1.2

This DAS has been prepared for a full planning application for the erection of 16.6 x 60m Steel framed storage shelter with a maximum height of 12 metres to the ridge line and 7 metres to the eaves.

1.3

The building is required for the storage of bottom ash and incinerator ash in a covered environment which is required by the Environment Agency as part of the Environmental Permit.

2 The site and planning history

2.1

The building will be erected adjacent to the existing building and does not affect the vehicular access.

2.5

The site area for development is 0.33 Hectares



Fig.1 – Aerial View of Site, building location highlighted in red.

3 Description of Development/Proposal:

3.1

The proposal is for the erection of a steel framed portal framed building 16.6 x 60 metres which has a maximum height of 12 metres. The building is required in support of the existing building and facilities to store incinerator waste in compliance with Environment Agency Permit requirements.

The processing facility will be predominantly under existing covered buildings.

The operation process and operating hours is not affected by the proposed building.

3.2

The site has existing accesses established and the proposal does not affect these arrangements.

3.3

Materials would be concrete framed sectional panels with powder coated aluminium trim to roof and eaves. The sides are proposed to be open to provide ventilation.

3.4

In addition to a planning application the applicant has submitted an Environmental Permit application to the Environment Agency which addresses comprehensively all issues relating which also includes management for odour control, dust and litter control, drainage etc.

4 Compliance with Relevant Planning Policy:

National Planning Policy Framework

4.1

The NPPF redefines the purpose of the planning system as being a contributor to the achievement of sustainable economic development and in order to do this has introduced a **“presumption in favour of sustainable development”**. Sustainable is defined as **“ensuring that better lives for ourselves don’t mean worse lives for future generations”** and development as **“growth”** requiring local authorities to **“accommodate the new ways by which we will earn our living in a competitive world”**.

The NPPF requires the planning system to deliver prosperity (planning' economic role) to **“build a strong, responsive and competitive economy”**. The emphasis is to ensure that planning authorities encourage new businesses and engage with applicants at an early stage in the process (front loading). We have discussed this proposal in some detail with Mark Sewell, in the planning department who has advised that the proposal is acceptable in principle and is a welcome upgrade and intensification of the existing employment use of the site.

4.2

This proposal constitutes sustainable economic growth and will improve the economic performance of the site and wider business park, promoting the regeneration of the site. Given the location of the site close to the railway station and public transport network it also fulfils the requirement to reduce the need to travel by private car.

4.3

This proposal is exactly the type of economic development opportunity that the NPPF seeks to ensure planning permission is given for. The following section demonstrates how the proposal complies with local policy, and as such the NPPF requires the local planning authority **“to approve development proposals that accord with the development plan without delay”**.

5 Summary

5.1

The development fully complies with the objectives of the National Planning Policy Framework (2012) as well as the Council's local policies. The Framework states that there should be a presumption in favour of sustainable development, hence planning permission for this development should be granted without delay.