

DESIGN AND ACCESS STATEMENT

ADDRESS : Cottage Delight, Brooklands Way, Leekbrook, ST13 7QF
APPLICANT : Cottage Delight Limited
PROPOSAL : Retention of extension
DATE : May 2015 **JOB No.** : 2015- 2054

DESIGN

ASSESSMENT

Introduction

This application proposes the retention of an extension to the industrial unit. It is understood that the extension was erected about 11 years ago. This application is intended to regulate the situation with regard to planning regulations.

Assessment Area

The application building is located within an employment estate on the fringes of Leek and comprises a range of industrial and storage uses. The application building and other buildings in the vicinity are of a contemporary design using a mixture of brick and coloured metal sheet.

Planning Policy

The development plan for the area comprises the saved policies of the Staffordshire Moorlands Local Plan and the Staffordshire Moorlands Core Strategy. The Core Strategy carries greater weight and this statement focuses on its policies and strategies:-

The Spatial Strategy for Leek recognises that as the largest town in the District serving a wide area, it will be promoted as the principal service centre and market town. It is the administrative centre for the District and provides a high proportion of the District's jobs and has good transport links with the rest of the District. The Council's Development Capacity Study and Housing Land Availability Assessment both demonstrate scope for further growth.

Comment: The application building is within an established employment area and the proposal represent additional employment investment.

E1-New Employment Development

New proposals involving employment development is to be assessed according to the extent to which it supports and improves the local economy in terms of providing for the needs and skills of the existing and future local resident workforce and meeting identified business needs. Business developments will only be permitted for the expansion of existing businesses or for small-scale developments provided they would not have an unacceptable impact on the amenities, character or appearance of the area.

Comment: The proposal has operated on the site for over 10 years and has not been the subject of complaints.

National Planning Policy Framework

The NPPF was published on the 23 March 2012 and it sets out the Government's planning policies to promote sustainable development. Paragraph of the Framework confirms that the he Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.

Comment: The application secures existing investment in local employment.

EVALUATION AND DESIGN

Planning policy supports proposals for the appropriate expansion of existing employment uses in sustainable locations. The application building is located within an established employment area on the fringes of Leek. It is in a highly sustainable location and close to public transport routes.

The building that is the subject of the application is understood to have been in place for about 11 years and has not created problems within the locality. The extension has not reduced car parking on the site and has not resulted in a situation where car parking cannot be satisfied on the site.

ACCESS

VEHICULAR AND TRANSPORT LINKS

The site is located close to the A520 which carries a range of frequent bus services between Leek and settlements to the south of the town.

INCLUSIVE ACCESS

The development provides for occupation by less abled people through compliance with Part M of the Building Regulations by the provision of level accesses to the principal entrances to the application building, and provides internal arrangements, such as the width of doorways, that are suitable for less able access.