

From: Planning (SMDC)
Subject: FW: Policy comments SMD/2016/0753

From: Davies, David
Sent: 10 February 2017 17:07
To: Curley, Jane
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Jane

I have been asked to provide Policy comments on this one.

The proposal is for 24 detached and semi-detached dwellings on a piece of land west of GKN premises. An access point would be shared with the factory, off Higher Woodcroft. It is understood no affordable units are proposed. The main policy issues are:

Status of land: it appears this land has been used temporarily for external storage associated with the adjacent GKN factory (which appears to be a B2 use car repairs or similar??). However if this has not been established under the 10 year rule (permanent use) it would appear its last lawful use was as part of the Gas works to the north – assuming this was the case for 10 full years, it would notionally be part of the Gas works ‘curtilage’ meaning it’s brownfield, unless greenfield ‘reversion’ has occurred [see pdl definition in NPPF annex]. If the gas works was a B use then refer to **employment protection** below (if not Pol E2 would not apply). It appears from stamap that a central bight of the site forms part of the Woodcroft children’s play area to the west – this needs to be clarified as the loss of any POS would need to be justified against **CS Pol C2**.

Need for housing: the Council cannot currently demonstrate a 5 year housing supply. Refer to paras 49 and 14 NPPF regarding status of other CS Policies. The Core Strategy identifies Leek as a settlement for further housing (Pols SS3/SS5/SS5A). See also the 2016 Preferred Options consultation booklet Table 4.1.

Employment Protection: Regarding employment sites protection Policy, **Pol E2** expects protection of B use sites unless: it can be demonstrated that the site would not be suitable or viable for continued employment use; or substantial planning benefits would be achieved which would outweigh the loss of the site. Where redevelopment is proposed preference will be given to a mixed use redevelopment scheme which retains an element of employment provision on the site. However **NPPF para 24** states that where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land should be treated on their merits having regard to market signals and the relative need for different land uses. Also **para 51** states that planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) should normally be approved where there is an identified need for additional housing in that area, provided that there are not strong economic reasons against this. (The Council has future employment land requirement for the town based on evidence which factors in annual losses, amongst other factors – a number of sites elsewhere around the town are proposed to meet this). As there does not appear to be any marketing information on file, you should reach a view whether this piece of land is “suitable or viable”, or be satisfied that there are not strong economic reasons why the development would be inappropriate.

Affordable Housing: As 24 units are currently proposed, 33% of the units should be affordable housing (Pol H2(1)). Refer to Housing Officer. I note the particulars argue that this would be unviable owing to site issues (topography) – refer to H2(1) “*..The actual level of provision will be determined through negotiation taking into account development viability and other contributions..*”. Therefore this assertion needs to be justified with financial evidence.

Housing mix: I note the predominance of larger 3-4 bed dwellings. Pol H1 expects *"Housing proposals of 10 dwellings or more will be required to provide a mix of housing in terms of size, type and tenure on the site. The final mix will be negotiated with the developer based on local housing needs as informed by the Strategic Housing Market Assessment..."*. Refer to housing officer. The SHMA **does** identify a need for smaller (and more affordable) 1-2 bed dwellings in SMDC see para 11.20 http://www.staffs Moorlands.gov.uk/media/1657/SHMA-June-2014/pdf/SHMA_June_2014.pdf . With regards education contributions from family homes, refer to SCC Education. Regarding POS contributions refer to PPG17 audit/Operational services officer.

SuDS: There may be a requirement to integrate SuDS, and the integration of flood attenuation measures. Refer to SCC LLFA officer.

Carbon-saving: I note the submitted energy statement in response to CS Pols SD1/SD3. A view needs to be reached in particular whether the SD1 expectations are satisfied. I welcome the reference to solar panels and heat pumps (although these are not shown on the elevational drawings – should this therefore be conditioned?). With regards the **BfL assessment** I would query the responses to Qs: 2&3 (see **Housing Mix** comments above)/18 (are buildings adaptable for older age like 'lifetime homes' (Pol H1?)/20 (scheme seems to *meet*, not *outperform* building regs? Refer to new national technical standards <https://www.gov.uk/government/speeches/planning-update-march-2015>).

Contamination: refer to Pol SD4, NPPF para 121 and EH Officer comments.

Amenity: noise from adjacent open space and factories?: refer to Pol SD4, NPPF paras 120,122,123, and EH Officer comments.

Highways: I note the shared access arrangement. Is SCC Highways Officer satisfied with this arrangement? In the event of ownerships of the two sites separating, can housing still be accessed separately from factory premises? Refer to highways contributions expectations set out in Pol T1 and NPPF paras 32, 36, 39 etc.

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