DCDESIGN

Design & Access Statement

Extension of extant planning permission 08/00037/FUL for the demolition of existing building and conversion of remaining industrial buildings to form B1 office use and 17 apartments, land between Upper Bond Street, Druid Street and Neale's Yard, Hinckley, Leicestershire, LE10 1RT.

January 2011

Introduction

This statement is submitted in support of the extension of extant planning permission 08/00037/FUL for the demolition of existing building and conversion of remaining industrial buildings to form B1 office use and 17 apartments, land between Upper Bond Street, Druid Street and Neale's Yard, Hinckley, Leicestershire, LE10 1RT.

This Design and Access Statement (DAS) has been prepared in accordance with the requirements of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) and the provisions of the Town and Country Planning (General Development Procedure) (Amendment) Order 2006.

In accordance with National Planning Policy advice in Circular 01/2006 (DCLG) "Guidance on Changes to the Development Control System" the level of detail presented in this DAS is proportionate to the scale and complexity of the application. The Circular explains that the request for the access component of the statement relates only to access to the development and not to the internal aspects of individual buildings.

As a major development references were made to the relevant planning policies. These are predominantly the saved Local Plan and Core Strategy policies as they take primacy in the determination of such an application and are consistent with the broader aims of Regional and National Planning Policy Statements.

Policy Considerations

Key National Policy: PPS1, PPS3, PPS9, PPS5, PPG13

Core Strategy: Policy 15, Policy 16, Policy 19 & Policy 24

Key Local Plan: BE1,BE7, BE8, T5, IMP1, EMP1b, REC2 & 3

Druid Quarter Masterplan, SPD: Affordable Housing, SPD: Play & Open Space.

Circular 05/2005 & CIL 2010

Relevant Planning History

08/00037/FUL	B1 & Residential Redevelopment	Approved	24.04.08
08/00068/CON	Demolition of building	Approved	28.05.08

Principle & Design

As the previous approvals and associated documents and officer reports fully explore all aspects of the redevelopment of the site and include a Historic Building Assessment, they will not be repeated in the main body of this statement. Instead it will only update the original DAS to take into account the policy changes since April 2008.

Key Policy Considerations

As the key Local Plan Policy has not significantly changed since the decision was issued, the purpose of the application is to extend the life of the current permission under s.96A of the Town and Country Planning Act 1990 (introduced by s.190 of the Planning Act 2008) addressing amended policy where necessary.

Affordable Housing Requirement

The scheme consists of the provision of 17 dwellings in the urban area of Hinckley. Affordable housing policy, as set out in policy 15 of the Core Strategy, requires 20% provision to be for affordable housing split; 75% for social rented and 25% for intermediate tenure.

The most recent housing needs survey suggests there is demand for all dwelling types for social rented housing in the Hinckley area and the highest demand on the waiting list is for one bedroomed flats.

The existing S106 agreement will be amended via a deed of variation to account for the 20% affordable housing provision and any amended financial contributions that are CIL compliant.

Financial Contributions

The Community Infrastructure Levy (CIL) Regulations 2010, Part 11, Regulation 122 provides a statutory duty in respect of planning obligations and requires them to be necessary, directly related and fairly and reasonably related in scale and kind to the development proposed. The Regulation does not replace Circular 05/2005 but gives it a statutory consideration within the associated planning legislation.

Government Circular 05/2005 sets out the Secretary of State's policy on Planning Obligations and should be given significant weight in decision making and developer contributions.

All developer contributions sought during the consultation period are required to robustly demonstrate the impact of the development and how this justifies the need and amount of any financial contribution. A site specific analysis of the impact of the proposed development upon existing services / facilities with reference to specific adopted policies is necessary. A description of how the contributions would be spent to specifically address those impacts and the timeframe will also form part of the justification.

If it can be demonstrated that any contributions are CIL compliant, necessary to make the development acceptable in planning terms, that they are directly related to the development and are fairly and reasonably related in scale and kind to the development, then in accordance with paragraph B35 of Circular 05/2005, the contributions will be incorporated into the existing S106 via the deed of variation.

Economic and Environmental Contribution

The scheme would provide an opportunity to utilise locally based workers, tradesmen and suppliers throughout the conversion phase. The site is deemed to be previously developed land and the mitigation measures contained within the scheme mean it will contribute to, and enhance the local environment. As a brownfield site the impact on the environment will be minimal.

In line with the requirements of Policy 24 of the adopted Core Strategy, all new residential development in Hinckley where economically viable, is required to be constructed to Code Level 3 of the Code for Sustainable Homes. In this instance, the requirement can be secured via a suitably worded condition.

5 Year Housing Supply

PPS3 states the need for Local Planning Authorities to set out policies and strategies for delivering housing provision which will enable continuous delivery of housing for at least 15 years. Further to this, sufficient specific deliverable sites to deliver housing in the first five years should be identified.

In particular paragraph 71 of the PPS states 'where Local Planning Authorities cannot demonstrate an up-to-date five year supply of deliverable sites... they should consider favourably planning applications for housing, having regard to the policies in this PPS including the considerations in Paragraph 69'. Paragraph 69 sets out the key criteria for considering applications including high quality design, mix, sustainability and efficient use of land.

Currently the LPA have a shortfall in the 5 year housing supply. It is therefore considered that extending this permission will reduce the shortfall and assist in providing and maintaining a rolling five year supply of housing land as required by PPS3. The 5 year shortfall combined with the extant permission, are considered to be significant material considerations.

Conclusion & Justification

With limited changes to applicable Local Plan Policy, the scheme remains an efficient and environmentally sound use of previously used land that is entirely appropriate within the local context.

The scheme is sensitive to its surroundings and adheres to both National and Local Plan policies and is recommended for extension under s.96A of the Town and Country Planning Act 1990 (introduced by s.190 of the Planning Act 2008).

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