

NOVEMBER, 2020

**DESIGN & ACCESS STATEMENT
FOR
COMMERCIAL DEVELOPMENT**

AT
LAND WEST OF BATTLEFIELD ROAD
SHREWSBURY, SY1 4BF



SUTTON+WILKINSON
CHARTERED ARCHITECTS

1.0 PROPOSAL

- 1.01 This is an Outline Planning Application for a mixed-use commercial development to include means of access.

2.0 SITE LOCATION

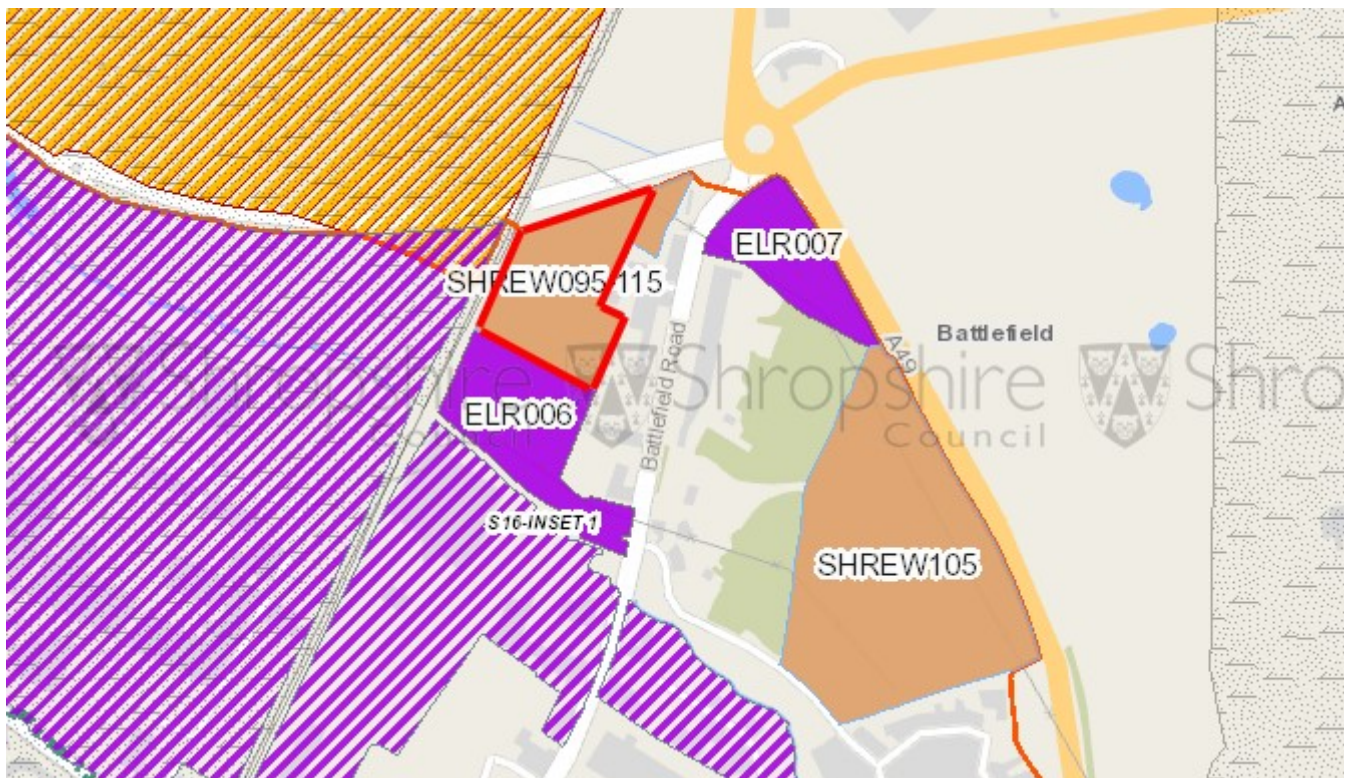
- 2.01 The Application site is situated to the West of Battlefield Road, North of Shrewsbury.
- 2.02 The land lies immediately to the North of an existing mixed-use industrial / commercial development.



Aerial View of the Proposed Site

3.0 PLANNING HISTORY

- 3.01 The site has been continually promoted through Shropshire Council's SAMDev (Site Allocations and Management of Development) Development Plan Document (DPD) as a preferred employment site and the Council have supported and allocated the site under reference ELR006.
- 3.02 The adjacent site to the North has been secured as a housing allocation (SHREW095115) and has received Outline Planning Permission Number 19/03905/OUT and is subject to a Detailed Planning Application.



Shropshire Council 2015 – SAMDev Interactive Map

4.0 PLANNING CONTEXT

4.1 The following Policies are relevant to the determining of this Application: -

Shropshire Core Strategy 2011:

- Policy CS1 Strategic Approach
- Policy CS2 Shrewsbury Development Strategy
- Policy CS6 Sustainable Design & Development Principles
- Policy CS9 Infrastructure Contributions
- Policy CS17 Environmental Networks
- Site Allocations and Management of Development (SAMDev) DPD
- Shrewsbury Place Plan (2014-2015)
- Sustainable Design SPD (Part 1)
- Developer Contributions SPD

National Planning Policy Framework (2012)

National Planning Practice Guidance (2014)

5.0 SUSTAINABILITY ASSESSMENT

- 5.01 In accordance with the provisions of the NPPF, the site meets the three-dimensions of sustainability.
- 5.02 The **economic role** is met through the provision of employment opportunities for local residents and commercial activities to support local services, suppliers and manufacturers.
- 5.03 The **social role** is met by providing employment and training opportunities.
- 5.04 In relation to the **environmental role**, the site is greenfield arable land (currently fallow) with no heritage, cultural or ecological designation. There will be no adverse impact on the environmental quality of the site as will be demonstrated in the supporting reports.
- 5.05 The **sustainability test** is met as the site lies on the northern edge of the town of Shrewsbury where it is easily accessible to local facilities. Bus stops are located immediately south of the development. The Council have already considered that the sustainability of the site is acceptable.
- 5.06 The site will be connected to a mains public sewer which crosses the site with the principles of this set out in the Drainage Assessment.
- 5.07 Surface water will be dealt with using Sustainable Urban Drainage Systems to minimise run-off, again see Drainage Assessment.

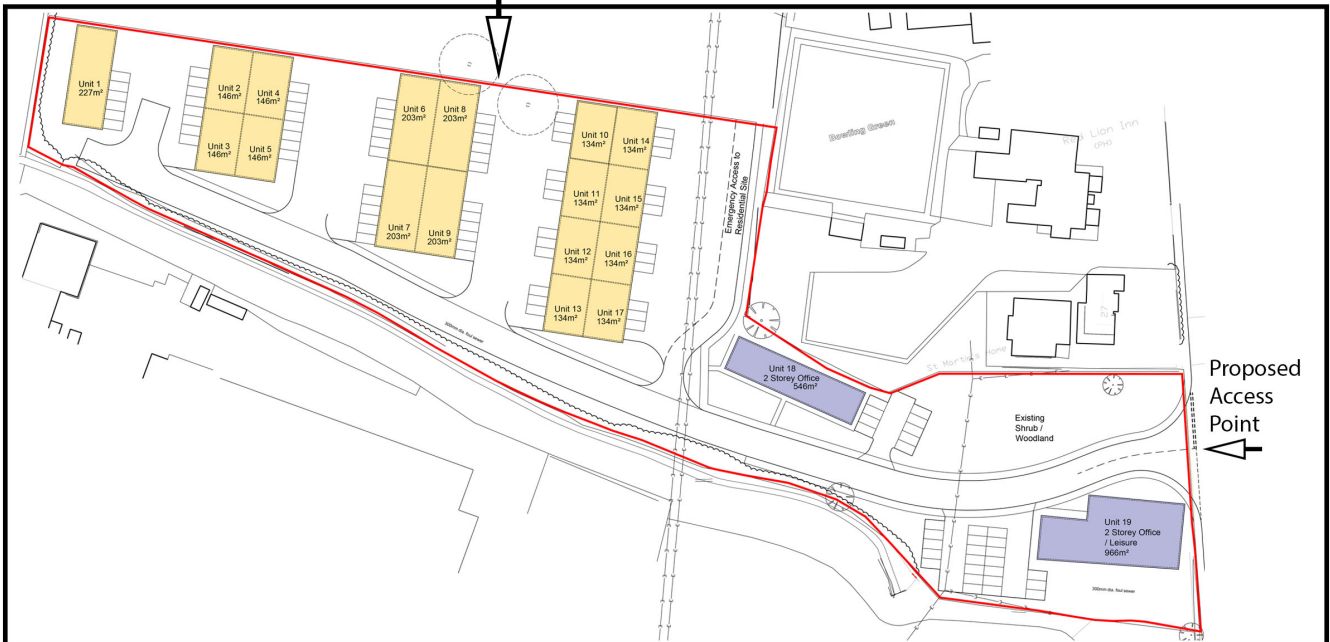
6.0 DELIVERABILITY

- 6.01 There is no known land ownership, or any other constraints, that would delay development of this site.
- 6.02 Upon the grant of Outline Planning Permission the prospective landowner, who will develop the proposed adjacent residential development, will market the site and seek to achieve an end-buyer as soon as possible.

7.0 DESIGN PRINCIPLES

- 7.01 The sketch layout shows a mixture of units with a suggested use for A3, A4, A5, B1, B2 and B8 Use Classes.
- 7.02 The layout is indicative only and will be finalised as part of a Reserved Matters Planning Application.
- 7.03 Between the proposed adjacent residential development will be an area of Public Open Space in the form of allotments to act as a physical and visual buffer between the different uses.
- 7.04 The most obvious constraint to this development is the presence of overhead electric lines and public sewers. The overhead lines will be diverted underground and the layout of the proposed buildings will accommodate the sewer to avoid diversion.
- 7.05 The proposed access road has been designed to allow industrial traffic to safely access the site.

Overall Proposed Site Layout & Commercial Site Layout



8.0 ACCESS

- 8.01 A Transport Assessment supports the Application and concludes that the existing highway network can cater for the additional development and its associated movements without adverse impact on Battlefield Road.
- 8.02 Access is a matter put forward for Approval, with an adoptable standard highway proposed.

9.0 LANDSCAPING, HERITAGE & ECOLOGY

- 9.01 It was concluded in the SAMDev Site Assessment that the site had low sensitivity in terms of landscape sensitivity.
- 9.02 In light of the Registered Battlefield HER located to the north of the A5124, a Heritage Assessment has been prepared to support the Application.

The Ecological Assessment confirms that there are no statutory sites (SSSI's) or other sites designated for wildlife within 1km of the site and it forms part of the landscape character 'urban'

10.0 CONCLUSION

- 10.01 This site has been promoted throughout the SAMDev process and has been supported by the Council and local community in coming forward as an Employment Site. The SAMDev Stage 2b Site Assessment and Examining Inspectors have confirmed that the site is sustainable and appropriate in the context of both current and emerging policies.
- 10.02 It is therefore respectfully requested that the submitted Outline Planning Application should receive the support of the Local Authority and subsequently be granted approval.

11.0 SUBMITTED SUPPORTING PLANS & REPORTS

- 11.01
- 2458/12 - Topographical Survey
 - 2458/16A - Site Layout
 - 2458/35 - Location Plan
 - 2458/36 - Overall Site Layout
 - Transport Assessment (Savoy Consulting)
 - Drainage Report & Flood Risk Assessment (C2C Consulting)
 - Heritage Assessment (Castlering Archaeology)
 - Ecological Assessment (Churton Ecology)

