Proposed Trade Park

The Old Ranges
Barge Pier Road, Shoeburyness
Planning Statement
Re-grading level of existing on-site spoil heap and Erection of 9 no. Employment Units for Bl /B8 use (with ancillary Trade Counter), an A1 Retail unit, a Sui generis (unique) unit for use as a Vets, Car Parking and Access/Service Roads.
In 2004, outline planning permission was granted for a mix of uses (ref 00/00777 /OUT). That consent made provision for: -

• 465 dwellings
• 23,750 sqm Employment Uses
• 18,000 sqm Business Park  4,000 sqm Starter Units  17,500 sqm B1 Offices
• 1,400 sqm Retail Uses
• 1.64 ha for a Primary School
• A Doctors Surgery
2004 Master Plan
In 2016, Outline Planning Permission was granted across the wider site of Gunner's Park for 172 dwellings and 15,000 sqm of Office development (15/02053/0UTM). The housing element of this approval is subject to a planning condition, which prevents its implementation until such time as flood defence improvements at Shoebury Common have been constructed. These flood defences have been controversial and are opposed by some local residents. This controversy has frustrated the delivery of the much-needed housing and the site has remained underdeveloped ever since. As a result, the applicant is pursuing alternative development proposals.
Area owned by Garrison Develop LLP (outlined in RED)

Area of current application
Issues that may be of Concern

• Transport
• Flooding
• Social Infrastructure
• ?
MATERIAL PLANNING CONSIDERATIONS:

Issues that may be relevant to the decision

• Local, strategic, national planning policies and policies in the Development Plan
• Emerging new plans which have already been through at least one stage of public consultation
• Pre-application planning consultation carried out by, or on behalf of, the applicant
• Government and Planning Inspectorate requirements - circulars, orders, statutory instruments, guidance and advice
• Previous appeal decisions and planning Inquiry reports
• Principles of Case Law held through the Courts
MATERIAL PLANNING CONSIDERATIONS cont...

• Loss of sunlight (based on Building Research Establishment guidance)
• Overshadowing/loss of outlook to the detriment of residential amenity (though not loss of view as such)
• Overlooking and loss of privacy
• Highway issues: traffic generation, vehicular access, highway safety
• Noise or disturbance resulting from use, including proposed hours of operation
• Smells and fumes
• Capacity of physical infrastructure, e.g. in the public drainage or water systems
MATERIAL PLANNING CONSIDERATIONS cont...

- Deficiencies in social facilities, e.g. spaces in schools
- Storage & handling of hazardous materials and development of contaminated land
- Loss or effect on trees
- Adverse impact on nature conservation interests & biodiversity opportunities
- Effect on listed buildings and conservation areas
- Incompatible or unacceptable uses
MATeRIAL PLANNING CONSIDERATIONS cont...

• Generally greater weight is attached to issues raised which are supported by evidence rather than solely by assertion.

• If an identified problem can be dealt with by means of a suitable condition, then the Local Planning Authority is required to consider this rather than by issuing a refusal.
MATERIAL PLANNING CONSIDERATIONS cont...

- Local financial considerations offered as a contribution or grant
- Layout and density of building design, visual appearance and finishing materials
- Inadequate or inappropriate landscaping or means of enclosure

The weight attached to material considerations in reaching a decision is a matter of judgement for the decision-taker however the decision-taker is required to demonstrate that in reaching that decision they have considered all relevant matters.
NON-MATERIAL PLANNING CONSIDERATIONS

Issues that may be relevant to the decision

• Matters controlled under building regulations or other non-planning legislation e.g. structural stability, drainage details, fire precautions, matters covered by licences etc.

• Private issues between neighbours e.g. land/boundary disputes, damage to property, private rights of access, covenants, ancient and other rights to light etc.

• Problems arising from the construction period of any works, e.g. noise, dust, construction vehicles, hours of working (covered by Control of Pollution Acts).

• Opposition to the principle of development when this has been settled by an outline planning permission or appeal
NON-MATERIAL PLANNING CONSIDERATIONS

• Applicant’s personal circumstances (unless exceptionally and clearly relevant, e.g. provision of facilities for someone with a physical disability)
• Previously made objections/representations regarding another site or application
• Factual misrepresentation of the proposal
• Opposition to business competition
• Loss of property