

South East England Development Agency

**ADVICE NOTE:
RESPONDING TO CONSULTATIONS
ON PLANNING APPLICATIONS
AUGUST 2008**

Introduction

SEEDA is responsible for promoting the sustainable economic development and regeneration of the region. The priorities for achieving this are set out in the Regional Economic Strategy (RES) for the South East prepared by SEEDA in close contribution with partners.

SEEDA's purposes under the Regional Development Agency Act 1998 are to:

- Further economic development and regeneration
- Promote business efficiency, investment and competitiveness
- Promote employment
- Enhance the development and application of skills and
- Contribute to the UK's sustainable development

SEEDA sets out how the region will achieve these purposes by producing the RES.

In accordance with Article 10(1) (zc) of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 20031 and the provisions of Section 74 of the Town and Country Planning Act 1990, SEEDA is a statutory consultee on planning applications which fall within criteria determined by each RDA. SEEDA adopted criteria in accordance with the above, with effect from 1st June 2004. These were subsequently revised from April 2007 (see Appendix 2). The purpose of consulting SEEDA is to assess the application in terms of the RES.

SEEDA agrees to respond to all strategic planning applications within the statutory period (normally 21 days). Where this is not possible an extension of time will be sought with the agreement of the Local Planning Authority (LPA).

CONTACT US

Planning Team, SEEDA HQ, Cross Lanes, Guildford, Surrey, GU1 1YA

Email: planning@seeda.co.uk **Telephone:** 01483 470150



SEEDA responses to Regionally Significant Planning Applications

On applications falling within the Agency's Regionally Significant Planning Application Criteria (Appendix 1) we will:

- 1. Identify the relationship of the application to the RES.** For example, proposals for key sectors, employment development on strategic sites, sites with economic potential within a Regional Hub or Diamond for Investment and Growth, major housing schemes and key transport schemes. The RES in terms of physical development requires there to be sufficient and affordable housing and employment space of the right quality, type and size to meet the needs of the region and support its competitiveness. Regional transport priorities focus on reducing road congestion and pollution levels by improving travel choice, promoting public transport, managing demand and facilitating modal shifts. SEEDA is also working with partners to deliver schemes such as East West Rail, Fastrack and Reading Station upgrade. A development may also help deliver improved infrastructure in a location identified as deficient in the RES.
- 2. Identify key sustainable development implications.** One of the key challenges in the RES is for Smart Growth, raising levels of prosperity per head without increasing the region's ecological footprint. SEEDA's sustainable prosperity agenda recognises that growth within environmental limits can create new opportunities for innovation. SEEDA will therefore be looking at development proposals which demonstrate for example water efficiency, reduction in the waste stream and renewable energy schemes.
- 3. Provide an assessment of a submitted economic impact assessment particularly in cases where the proposal is seen to have a wider than local impact on the economy.** Where the application is accompanied by an Environmental Impact Assessment, the socio-economic impacts will be assessed in terms of the following criteria: job creation and sector skills on sub regional, regional or even national impacts on the economy together with the economic impact of the proposal. In the absence of sufficient information to determine the effects further information will be requested.
- 4. Relationship with the Development Plan.** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions on planning applications shall be made in accordance with the Development Plan unless material considerations indicate otherwise. As a statutory consultee SEEDA's response has the status of a material consideration. Where SEEDA is aware that its advice may not accord with the Development Plan it will state this in its response.

Note: Appendix 1 contains case studies identifying how the Agency has responded to Regionally Significant Planning Applications in the Region.

CONTACT US

Planning Team, SEEDA HQ, Cross Lanes, Guildford, Surrey, GU1 1YA

Email: planning@seeda.co.uk **Telephone:** 01483 470150



SEEDA applications and sites in our ownership

SEEDA is tasked with delivering the Regional Economic Strategy and the Agency has acquired a number of strategic development sites in the region. The purpose of SEEDA acquiring land and carrying out development is to help deliver the RES.

The Agency's Infrastructure Division (or consultants acting on their behalf) may issue a separate response to the Planning Teams statutory response. There is likely to be little difference in policy terms between the two responses, however, the response on behalf of SEEDA as a land owner is likely to go into more detail, particularly on site specific issues.

Planning Appeals

Occasionally we may consider that a local planning authority's decision on an application will have a significant impact upon the delivery of sustainable economic growth in the locality, and potentially sub region. In these instances SEEDA may submit evidence and appear at the public inquiry as a third party.

Early Engagement

SEEDA welcomes the opportunity to meet with developers and local planning authorities prior to the submission of planning applications.

CONTACT US

Planning Team, SEEDA HQ, Cross Lanes, Guildford, Surrey, GU1 1YA

Email: planning@seeda.co.uk **Telephone:** 01483 470150



Appendix 1: Response Case Studies

a) Development of regional or sub-regional significance

Southampton City Council: Former Vosper Thornycroft Site, Woolston

SEEDA was consulted on an application for 21,200 sq m of B2 employment floorspace for yacht manufacture, approximately 9,600 sq m of additional B class floorspace and up to 1650 dwellings. The site is in SEEDA's ownership and is designated as a Strategic Employment Site in Southampton's Local Plan.

The response highlighted that SEEDA is tasked with delivering sustainable economic development and regeneration in the region and the Agency continues to invest / acquire strategic development sites in order to facilitate and catalyse regeneration in the regions towns and cities.

Additionally, the RES identifies Southampton as part of the Urban South Hampshire Diamond for Investment and Growth. Within these areas concentrations of people, employment and transport give the potential to be economic catalysts for the region. This application will deliver approximately 1,650 new homes and 1200 jobs, in addition to the estimated 580 jobs per annum during the construction phase(s). This will be of significant value in helping deliver the Diamond Concept.

The application is in general well aligned to the Regional Economic Strategy (RES), we specifically welcome references to:

- Providing a range of housing types and sizes of which 25% will be affordable. This complements Target 9 which seeks to 'ensure sufficient and affordable housing of the right quality type and size to meet the needs of the region and support its competitiveness'.
- Providing floorspace for a range of employment uses. This complements Priority 4 for the Coastal South East Economic Contour which seeks to 'ensure that sufficient employment land is provided through redevelopment of Brownfield land and refurbishment of existing stock, to provide new and flexible employment space'.
- Providing 21,000sqm of Marine Employment Space. This Complements RES Action 3.1 which seeks to support the development of key Sector Consortia, including Marine Technologies (Marine South East) through the provision of appropriate land and premises.
- Providing a range of measures to reduce the reliance on the private vehicle, including the delivery of a comprehensive cycle network and secure cycle parking for residents, workers and visitors. This complements Target 8 of the RES which seeks to 'reduce road congestion and pollution levels by improving travel choice, promoting public transport, managing demand and facilitating modal shift'
- Delivering a development that incorporates a range of sustainability measures to meet sustainability assessment standards, for example BREEAM 'Very Good' and EcoHomes 'Excellent'. This complements the RES Objective that seeks to deliver Sustainable Prosperity.

At the time of writing (August 2008) the application was awaiting determination by Southampton City Council.

CONTACT US

Planning Team, SEEDA HQ, Cross Lanes, Guildford, Surrey, GU1 1YA

Email: planning@seeda.co.uk **Telephone:** 01483 470150



Southampton City Council: IKEA, West Quay Road, Southampton

SEEDA was consulted on an application for a 4 storey 68,600sqm IKEA Store and Warehouse and we made the following comments:

The application is in general well aligned to a number of targets in the Regional Economic Strategy (RES). We specifically welcome references to:

- Ikea entering into discussions with the local authority to provide contributions to training initiatives for local people. This complements Target 6 of the RES which seeks to maximise the number of people ready for employment at all skills levels, and ensure they are continually equipped to progress in the labour market.
- Improving pedestrian access to the site and providing facilities for cyclists. This complements Target 8 of the RES which seeks to reduce road congestion and pollution levels by improving travel choice, promoting public transport, managing demand and facilitating modal shifts.
- Utilising water management technologies and grey water systems. This will complement Target 12 of the RES which seeks to reduce per capita water consumption in the south east by 20% between 2003/04 & 2016.
- Delivering a sustainable building sourcing its energy needs from the Southampton Geothermal Heating Unit. This complements the headline target of the RES which seeks to reduce the rate of increase in the region's ecological footprint.

The RES identifies Southampton as part of the Urban South Hampshire Diamond for Investment and Growth. Within these areas concentrations of people, employment and transport give the potential to be economic catalysts for the region. Therefore, we welcome the creation of approximately 500 jobs once the development is completed, in addition to the significant number of employment opportunities created during the construction phase.

However, we recognise that the local planning authority will need to determine whether the application complies with Local Plan Policy REI 1.

The Application was conditionally approved by Southampton City Council in January 2008

CONTACT US

Planning Team, SEEDA HQ, Cross Lanes, Guildford, Surrey, GU1 1YA

Email: planning@seeda.co.uk **Telephone:** 01483 470150



b) Strategic Infrastructure

Green Park Reading: Multi-modal interchange

SEEDA received an application for the construction of a new multi-modal interchange (rail, bus, car and taxi) to serve the Green Park Business Park and proposed new residential developments in the area.

The Planning Team supported the development which we considered would support the city's designation as a Diamond for Investment and Growth and the economic growth aspirations of the city and wider region.

The application complemented the RES, specifically:

- Target 8 which seeks to 'reduce road congestion and pollution levels by improving travel choice, promoting public transport, managing demand and facilitating modal shifts'.
- Target 11 which seeks to 'reduce CO2 emissions attributable to the South East by 20% from the 2003 baseline by 2016 as a step towards the national target of achieving a 60% reduction on 1990 levels by 2050'.

The application was subsequently approved by Reading Borough Council.

Bexhill & Hastings Relief Road

The Agency received an application for the development of a 5.5km link road which will significantly improve connections between Bexhill and Hastings and enable economic regeneration.

The Planning Team supported the application which the RES identifies as a priority scheme for the South East Region (Action 8.1). Additionally, we acknowledged the importance of the scheme to the delivery of a number of regeneration projects in Bexhill and Hastings, including a strategic employment site at North Bexhill (see Dittons Road, Polegate Case Study above).

At the time of writing (August 2008) East Sussex County Council had not determined the application.

CONTACT US

Planning Team, SEEDA HQ, Cross Lanes, Guildford, Surrey, GU1 1YA

Email: planning@seeda.co.uk **Telephone:** 01483 470150



c) Policy Areas

Waste reduction and materials recovery facility, Gosford Silos, Oxfordshire

SEEDA recognises the importance of providing waste processing facilities within the South East to ensure that national and regional waste reduction targets are met. The application is well aligned to Target 12 of the Regional Economic Strategy (RES), we specifically welcome references to:

- Increasing the volume of materials recovered within the County. This will complement the Agency's Target to achieve a 30% increase over the 2003 baseline in GVA generated per tonne of materials entering the waste stream by 2016
- Utilising Grey Water Systems will reduce the environmental impact of the development on water infrastructure. This complements the Agency's Target to reduce per capita water consumption in the South East by 20% from 169 litres per day to 135 litres per day by 2016.

The Agency welcomes the creation of approximately 70 jobs once the development is operational, as well as those created during the construction phase

However, we consider that the applicant may wish to consider incorporating some on-site renewable energy generation to deliver some of the facilities energy needs. This would complement Target 11 of the RES which seeks to reduce CO2 emissions attributable to the South East by 20% from the 2003 baseline by 2016, and increase the contribution of renewable energy to at least 10% of energy supply in the South East by 2010.

We recognise that the local planning authority will need to determine whether the application is compliant with both the Oxfordshire Structure Plan and the Oxfordshire Minerals and Waste Local Plan.

CONTACT US

Planning Team, SEEDA HQ, Cross Lanes, Guildford, Surrey, GU1 1YA

Email: planning@seeda.co.uk **Telephone:** 01483 470150



Appendix 2: Regionally Significant Planning application Criteria for which SEEDA should be consulted (April 2007)

Local Authorities are required to consult with SEEDA on development proposals of regional or sub-regional economic significance or proposals that contribute towards the objectives set within the Regional Economic Strategy. The Schedule was approved by the SEEDA Board on 30 March.

Consultations on planning applications that fall within these thresholds, or other applications of regional significance should be sent to:

Head of Planning
SEEDA HQ, Cross Lanes
Guildford GU1 1UN
Or emailed to: planning@seeda.co.uk

Full and outline applications which meet one or more of the following criteria set out below should be referred to the SEEDA for consultation.

SEEDA does not wish to be consulted on applications for minor developments /amendments. In cases of uncertainty, the LPA should contact SEEDA to ascertain if it wishes to be consulted.

The levels of development specified below should be treated as a guide, rather than as strict thresholds. There may be cases when proposals for development fall below these levels but on which SEEDA should be consulted at the discretion of the local planning authority. Examples may include developments on sites less than 10 hectares where floor space is not indicated but is likely to be in excess of 10,000 sq m and where the LPA receives an application for planning permission for development which forms part of a more substantial proposal on the same land or adjoining land.

Reserved Matters applications and Amendments to permissions

Where the LPA receives an application for reserved matters, amendments to earlier development proposals or minor development on larger sites that fall within these criteria, the LPA will need to exercise its discretion over whether to consult SEEDA.

Applications should wherever possible be on CDRM. If this is not possible then applications should only be accompanied by the following material; application form, site plan, planning statement, economic statement (where applicable) and Non Technical Summary of the EA.

CONTACT US

Planning Team, SEEDA HQ, Cross Lanes, Guildford, Surrey, GU1 1YA

Email: planning@seeda.co.uk **Telephone:** 01483 470150



A. Developments of regional or sub-regional significance due to the scale of the proposal, that is, applications for:

- 1. Residential development** on sites of 10ha+ or comprising 500 units or more
- 2. Retail development** on sites of 10ha+ or comprising 10,000sqm or more (gross new floor space)
- 3. Employment development** (generally use classes B1, B2 and B8) on sites of 10ha+ or comprising 10,000sqm or more (gross new floor space)
- 4. Tourism/leisure development** on sites of 10ha+ or comprising 10,000sqm or more (gross new floor space); or any other proposals likely to attract over 250,000 visitors per annum¹. Additionally, applications for **regional casinos** with a gross floor space of 5,000sqm or more².
- 5. Mixed use development** containing a component that meets the thresholds for residential, retail, employment or leisure development as set out in (a) – (d) above, or
- 6. Health facilities** (including hospitals) on sites of 10ha+ or comprising 10,000sqm or more (gross new floor space) .
- 7. Other development** (including educational establishments) on sites of 10ha+ or comprising 10,000sqm or more (gross new floor space).

¹ As set out in the Regional Spatial Planning Strategy for Tourism (Proposed Alterations to Regional Planning Guidance - Tourism and Related Sport and Recreation), Policy TSR5.

² As defined in the Gambling Bill 2004

³ LTP definition of a major transport scheme. If project cost is unknown, the LPA will need to use its discretion in consulting the RA, however in cases of uncertainty they may wish to contact the RA to ascertain if it wishes to be consulted.

⁴ Delivering the South East Plan: The South East Plan Implementation Plan October 2006 – Annex 2: National, Inter-regional and regionally significant infrastructure.

⁵ The South East Plan Implementation Plan October 2006 – Annex 3: Sub-regional Investment Frameworks

⁶ Where a proposal does not appear in Annex 2 of the South East Plan Implementation Plan, LPAs should use their discretion in consulting SEEDA. In cases of uncertainty, the LPA should contact SEEDA to ascertain if it wishes to be consulted.

CONTACT US

Planning Team, SEEDA HQ, Cross Lanes, Guildford, Surrey, GU1 1YA

Email: planning@seeda.co.uk **Telephone:** 01483 470150



B. Applications for the provision of strategic transport infrastructure or the improvement of the Region's existing strategic infrastructure which meet the following criteria:

- 1. Applications relating to regionally significant highway improvements** with a total cost in excess of £5m on the following corridors (including junction improvements) within the South East England regional boundary, namely:
 - a. Schemes of national significance, relating to:
 - the M1, M3, M4, M20, M23, M25 and M40
 - b. Schemes of regional significance, relating to:
 - the M2, M27, M271, and M275
 - the A2, A20, A21, A23, A26, A27, A3, A31, A34, A36, A249, A259, A303, A308(M), A43, A404, A404(M), A5, and A2070
 - c. Any other road scheme identified in Annex 2 of the South East Plan Implementation Plan.
- 2. Applications relating to highway improvements of sub-regional significance** with a total cost in excess of £5m, as identified in Annex 3 of the South East Plan Implementation Plan.
- 3. Applications relating to improvements in the network of public transport services** that are of regional significance, including those identified in Annex 2 of the South East Plan Implementation Plan.
- 4. Applications for the provision of other transport infrastructure projects** of the types listed below:
 - a. **Airports**
 - Construction of airports with a basic runway length in excess of 1,000m
 - Construction of a new runway at existing airports in excess of 1,000m
 - Construction of an extension to an existing runway by more than 100m
 - Construction of a new airport terminal, or the expansions of an existing terminal, which provides additional capacity.
 - b. **Ports**
 - Construction of facilities that increase the capacity of the ports identified as gateways in the Regional Transport Strategy, specifically the ports of Southampton, Portsmouth, Dover, the Channel Tunnel, Thamesport and Sheerness;
 - Construction of facilities that increase the capacity of regionally significant ports identified in the Regional Transport Strategy, specifically Shoreham, Newhaven and Ramsgate;

CONTACT US

Planning Team, SEEDA HQ, Cross Lanes, Guildford, Surrey, GU1 1YA

Email: planning@seeda.co.uk **Telephone:** 01483 470150



- Construction of a new port.

c. Inter-modal Interchanges

- Terminals of over 10ha for the transfer of freight from road to rail.

d. Wharves and Depots

- Any proposals for new wharves and depots;
- Any proposals that threaten the loss of wharves and depots.

C. Applications for developments in the following policy areas:

1. Minerals

- a. New sites, or expansion of facilities, relating to the extraction or throughput of 200,000 tonnes per annum;
- b. Any proposals for new wharves or depots;
- c. Any proposals that threaten loss of wharves and depots.
- d. Applications for significant non-minerals development in minerals safeguarding areas

2. Waste

- a. New sites, or expansion of waste management/disposal facilities processing more than 100,000 tonnes of waste per annum, or 50,000 tonnes per annum of waste from London or elsewhere outside the boundaries of the waste planning authority;
- b. New sites, or expansion of facilities for hazardous waste management facilities processing more than 10,000 tonnes of waste per annum.

3. Energy, including renewable energy developments

- a. Schemes of over 1MW installed capacity.

4. Water Supply and Treatment

- a. Major new reservoirs, wastewater treatment plants, desalination plants or other water supply and treatment infrastructure serving at least 100,000 population equivalent, or major expansions to existing facilities which are of strategic importance.

5. Other major applications that, whilst they do not fall within the criteria set out above, the local planning authority considers may have a significant regional economic impact.

CONTACT US

Planning Team, SEEDA HQ, Cross Lanes, Guildford, Surrey, GU1 1YA

Email: planning@seeda.co.uk **Telephone:** 01483 470150

