
PLANNING AND DESIGN AND ACCESS STATEMENT

SITING of PORTABLE BUILDING for USE as
WORKSHOP

WARWICK WARD LTD
Blacker Hill Sidings
Blacker Hill
Barnsley

S74 0RE

INTRODUCTION

BACKGROUND

- 1.This application is submitted on behalf of Warwick Ward Ltd for a steel portable building to be sited within the existing industrial site and used as further workshop facilities.
- 2.Warwick Ward (machinery) Ltd was founded in 1970 by Mr. Warwick Ward and has grown over the last 45 years into a major stockist and supplier of new and used wheel loaders and spare parts in Europe. It now employs around 70 people.
- 3.The company became the authorised Case Construction equipment agent in 2006 and now offer their full range equipment products and tools

SITE and SURROUNDINGS

- 4.The application site is situated within the curtilage of the existing Warwick Ward premises. The site is the former railway sidings and has a long established industrial/commercial use with a mixture of offices, industrial buildings and extensive outdoor storage of plant and machinery.
- 5.The site is within open countryside to the south of Worsborough. It is in a valley bottom and there are elevated views of it from the higher land to the east but no views from any other orientation due to the topography.
- 6.The site is relatively flat and its linear form is very well screened along its western boundary by a continuous substantial belt of mature trees. There is a similar effective screening by a tree belt on southern part of the eastern boundary.
- 7.The site contains a number of buildings notably an office and a metal-clad 4 bay workshop of approximately 900 sq. metres. The remainder of the site is open storage of plant and equipment largely on hard-standings.
- 8.The following photographs show the landscape context of the site and close views of the proposed siting.



Figure 1 Aerial View of the site



Figure 2 View looking southwards along the site. The proposed siting of workshop building is on the immediate right.



Figure 3 View looking northwards along the site showing existing workshop building

PROPOSAL

9.The proposed portable building is required to provide extra workshop space to accommodate the increase in business and the need to maintain more plant and equipment. The existing workshop has only 4 bays and currently a significant proportion of workshop related work is forced outdoors. This is unacceptable in terms of business efficiencies and the health and safety of the workforce.

10.The company has looked at alternative sites in order to expand its operations but has not been successful in finding a suitable alternative. The situation is further complicated by the uncertainty arising out of the position of the site directly on the line of the proposed HS2 project. Given this uncertainty and the need for a building, it is proposed to erect a portable steel building to allow relocation in the event of a move in the medium term.

11.The building is 12 metres x 20 metres and 6.1 metres to its pitched ridge. It is coloured dark green and will have an electric connection but no other services.

12.Its siting is towards the end of the hard-standing area as it extends southwards along the site. It will abut the eastern boundary and be conveniently located in proximity to the existing workshop.



Figure 4View of proposed site form elevated position to the east

PLANNING ASSESSMENT

13.The proposal is necessary to sustain this industrial use and, in principle, is consistent with NPPF and the Council's Core Strategy policy, CSP 21 to promote a prosperous rural economy.

14.The site is within the Green Belt where the NPPF policies are the first point of reference as they superseded the Unitary Development Plan (UDP), which was adopted in December 2000, prior to the NPPF, which was produced in March 2012.

15.NPPF paragraph 89 establishes the types of development which can be acceptable in the green belt and this includes *"limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development"*.

16.UDP policy GS7 is broadly consistent with the NPPF.

17.The essential issue relating to this development is whether it maintains the "openness" of the Green Belt.

18.The building is within the existing industrial site in an area used for open storage of large plant and equipment, which is highly visible. The proposed building will be coloured green and merge into the existing, relatively dense development on the site. The mature tree belts to the west and south will further help the screening of the building.

18.The building will be visible from elevated viewpoints to the east but it will not appear prominent for the reasons specified above.

19.This proposal will not prejudice the openness of the Green Belt and will contribute to the economic development policies in the Core Strategy and UDP.

20. The utilization of a portable steel clad building is justified in design terms on the basis of the uncertainty of the future of the site and the urgent need to make provision for operational activities on the site. The existing workshop is steel clad and the site presents an appropriate industrial context to seamlessly absorb this type of building

21. The proposal will not harm residential amenities as the nearest residential property is approximately 120 metres from the site of the workshop.

22. The proposal will not increase the intensity of development on the site to any appreciable degree. There are areas in the southern apex of the site where there are no buildings or open storage and there is adequate space for storage of any displaced storage. The proposal is not directly related to the

employment of any further staff and will not create any pressure on the existing car parking situation. Parking provision is towards the entrance to the site , adjacent to the office building and more than adequate to cater for existing requirements. There is no evidence of any displaced parking outside of the site.

SUMMARY

23. This accommodation is required urgently in order to continue effective operations on the site.

24. It is effectively sustainable development in NPPF terms as it is helping to secure the future of this enterprise.

25. The proposal will be effectively absorbed into the site and will not compromise the openness of the Green Belt