Addendum to Planning Statement

On behalf of:
Aldi Stores Limited

In respect of:
Goldthorpe Industrial Estate
Commercial Road
Goldthorpe
Barnsley

Date:
***June* 2010**

Reference:
WM/MCB/847307/R004wm

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1.0 Introduction

1.1 This addendum to the planning statement has been provided in support of the renewal of the extant planning consent for the; *'Construction of a regional office and distribution centre (class B1 & B8) and ancillary facilities including service station and refuse area, formation of a new access and car park, lorry parking, associated groundworks and extensive landscaping.'* at Goldthorpe Industrial Estate, Commercial Road, Goldthorpe, Barnsley.

1.2 The planning permission (LPA ref: 2007/1645) was consented at committee on the 4th of March 2008 subject to Government Office referral, the application was declined to be called in by Government Office and the decision notice was issued on the 9th of May 2008.

1.3 This renewal consent is applied for under the regulations introduced in October 2009[1], the regulations were brought in to enable developments such as this one which have been delayed by the global economic decline, enabling these consents to be reissued so that the developments can be implemented when economic conditions improve.

1.4 In line with the guidance[2], section 2 of the report outlines the changes to adopted planning policy since the permission was granted and considers their implications.

[1] Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009 (SI 2009 No. 2261).

[2] Greater Flexibility for Planning Permissions

2.0 Policy Changes

National Policy

2.1 Since the approval of the permission, Planning Policy Guidance 4 – Industrial, Commercial Development and Small Business has been replaced by Planning Policy Statement 4 (PPS4) – Planning for Sustainable Economic Growth.

2.2 PPS4 still advocates Local and Regional planning bodies to plan positively for economic development (Policy EC1). Stating that; Local planning bodies should adopt a positive and constructive approach towards planning applications for economic development. Planning applications that secure sustainable economic growth should be treated favourably. (Policy EC10)

2.3 In assessing the application against the criteria within policy EC10 (full policy in Appendix 1), the separate sustainability statement outlines how the development has been designed over the lifetime of the development (criterion a) and is required to facilitate the proposed stores within Yorkshire thus reducing the travel distances for service vehicles to and from these stores. This point also addresses the principle of criterion b, as the development seeks to reduce the mileage of service vehicles and staff. Further details of how the proposed office and distribution centre will be accessible to all modes of transport can be found in the Transport Assessment and Travel Plan.

2.4 Criterion c, regarding high quality and inclusive design is addressed within the design and access statement which accompanies this renewal application.

2.5 In respect of Criterion d and e, these criteria where addressed in the original planning statement (paragraph 5.8 to 5.25) which accompanies this document. In summary it is clear that given the high levels of deprivation within the Dearne South Ward (eight of the five Super Output Area are ranked in the 10% most deprived in the country), investment and local employment opportunities which will be provided are needed within this area.

2.6 Considering the above assessment the development complies with the policies and

principles set out in PPS4.

Regional Policies

2.7 Given the announcement on the 5th of July to revoke Regional Spatial Strategy with immediate effect the policies contained within the Yorkshire and Humber RSS have not been considered.

Local Policy

2.8 There has been no further Local Development Framework document adopted which affects the development proposal since the previous application was submitted.

Other considerations

2.9 The original submission (paragraph 3.3 to 3.16 and appendix 2 and 7) outlined the extensive land search (including 6 separate reviews of land availability) which had taken place to indentify suitable sites for the proposed development, this concluded that the Goldthorpe site was the only site to meet the requirements of Aldi and provision of sufficient land at the time of the original application. These sites have been reviewed by Harris Keane (the property consultants for Aldi) and they have stated that there have been no significant changes in availability of employment land within the search area and there remain no sites available of a suitable scale which could accommodate Aldi's requirements.

3.0 Conclusion

3.1 The report demonstrates that the national policy (PPS4) has greater regard for developments which secure job creation, with particular emphasis on supporting those developments which are located in deprived areas.

3.2 It is clear from the above assessment that the development accords with the adopted policies and that there has been no material change in policy which would prevent the renewal application for being consented.

Appendix 1 – Planning Policy

Planning Policy Statement 4 - Planning for Sustainable Economic Growth

Policy EC10: Determining planning applications for economic development

EC10.1 *Local planning authorities should adopt a positive and constructive approach towards planning applications for economic development. Planning applications that secure sustainable economic growth should be treated favourably.*

EC10.2 *All planning applications for economic development should be assessed against the following impact considerations:*

a. *whether the proposal has been planned over the lifetime of the development to limit carbon dioxide emissions, and minimise vulnerability and provide resilience to, climate change14*

b. *the accessibility of the proposal by a choice of means of transport including walking, cycling, public transport and the car, the effect on local traffic levels and congestion (especially to the trunk road network) after public transport and traffic management measures have been secured15*

c. *whether the proposal secures a high quality and inclusive design which takes the opportunities available for improving the character and quality of the area and the way it functions*

d. *the impact on economic and physical regeneration in the area including the impact on deprived areas and social inclusion objectives*

e. *the impact on local employment*