



Planning Statement

On behalf of:

Aldi Stores Limited

In respect of:

Land Adjacent to Goldthorpe Industrial Estate
Commercial Road
Goldthorpe
Rotherham
South Yorkshire

Date:

September 2012

Document reference:

EG/McB/08473/R005eg_S73_Planning Statement

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1.0 Introduction

1.1 On behalf of our Client, Aldi Stores Limited, from here on known as 'the Applicant', we hereby submit an application made under Section 73 of the Town and Country Planning Act to make minor material amendments to Planning Permission 2011/0415, which permits the construction of regional office and distribution centre on land adjacent to Goldthorpe Industrial Estate, Commercial Road, Goldthorpe ('the Site').

1.2 This Statement has been made to support an application which in summary seeks to amend the plans as approved within the 2011/0415 Decision Notice, substitute the approved drainage and Flood Risk Assessment details and provide the necessary information to ensure that the programme for archaeological working is undertaken in accordance with the latest Written Scheme of Investigation ('WSI'). Further details of the proposed amendments are discussed in greater detail later within this Statement and should be read in conjunction with the following documentation which forms part of this submission package:

- Archaeological Written Scheme of Investigation (reference: NAA-0849_Rpt_10-64_WSI_v5);
- Correspondence from South Yorkshire Archaeology Service (dated 24th August 2012);
- Storm Water Drainage Calculations (reference: 9206-01);
- Planting Schedule;
- Suite of Plans, including:
 - Site Location Plan (drawing reference number: Y11A25-01-P001 REV A);
 - Site Plan (drawing reference number: Y11A25-01-P004 REV A);
 - Ground Floor Plan (drawing reference number: Y11A25-01-P005 REV A);
 - Landscaping Plan (drawing reference number: Y11A25-01-P006 REV A)
 - Roof Plan (drawing reference number: Y11A25-01-P220 REV A);
 - Elevations (drawing reference number: Y11A25-01-P300 REV A);
 - Elevation Extracts (drawing reference number: Y11A25-01-P301);
 - General Sections (drawing reference number: Y11A25-01-400 REV A);
 - Gatehouse (drawing reference number: Y11A25-01-P500 REV A);

- Public Footpath (drawing reference number: Y11A25-01-W092 REV.C)
- 1.3 This Statement will firstly provide a brief description of the Site and overview of the its planning history (chapter 2 and 3), then a summary of the material changes in planning policy (chapter 4), details of the proposed amendments to the approved scheme (chapter 5), the reasoning and assessment of the proposed changes (chapter 6) and finally at chapter 7 a conclusion.

2.0 Site Description

- 2.1 The application site is a 24.6 hectare plot of land located adjacent to the western boundary of the existing built settlement of Goldthorpe. The site is directly bordered by the existing Goldthorpe Industrial Estate to the east, a school and open fields to the south, by residential properties to the south-east and by open Green Belt land to the west and north-west.
- 2.2 Located to the south-east of Goldthorpe, Goldthorpe Industrial Estate is currently accessed via Commercial Road, off of Dudley Drive, feeding into the A635 which runs between the M1 and the A1(M).

3.0 Planning History

- 3.1 In 2008 planning permission¹ was granted 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.
- 3.2 The approved scheme primarily permitted the construction of a low level distribution building with a shallow pitched roof. To be developed in two phases, the initial phase constituted 67% of the total planned floorspace with the second phase to be constructed at a later date when the number of stores and sales volume in the region reaches the necessary level. Both phases of the distribution centre occupied 79,518

¹ Local Planning Authority reference: 2007/1645

square metres in total, the northern elevation provided 31 unloading bays for 'Goods in' and the western elevation of the building contained 30 loading bays for 'Goods out'. In addition to the distribution element, the scheme also included ancillary office accommodation to be housed in a two storey building with a gross floorspace of 3,596 square metres.

- 3.3 Following the issuing of the above mentioned permission a renewal application was submitted and granted² in October 2010, under the regulations introduced in October 2009³ (brought in to enable development such as this which has been delayed by the economic climate to be implemented once economic conditions improve).
- 3.4 A third application was made in March 2011 to vary the conditions attached to the 2010 consent. The application, which sought the removal and variation of three conditions relating to TV signalling and noise, was granted permission in July 2011⁴ and requires that development shall begin within the expiration of 3 years from the date of the permission, thus being 5th July 2014.
- 3.5 Since the issuing of the above Decision Notice several applications have been made to discharge conditions attached to the permission. Details submitted regarding surface water run-off limitations, foul and surface water drainage and piped discharge were considered by the LPA to fulfil the requirements of the condition in August 2011.
- 3.6 The submission of this application demonstrates that the Applicant is committed to providing the approved regional office and distribution centre at Goldthorpe and with it bring job creation (approximately 250 jobs when both phases of the development are complete) and economic growth to the area (investment by the Applicant into the area represents a total of around £35 million in terms of build costs and over £5 million per year in subsequent payroll and local spend). Although delayed due to the economic climate this application fine tunes the consent that the Applicant wishes to implement before the close of the year, and subsequently build out.

² Local Planning Authority reference: 2010/0879

³Town and Country Planning (General Development Procedure) (Amendment No.3) (England) Order 2009.

⁴ Local Planning Authority reference: 2011/0415

4.0 Changes in Planning Policy

National Planning Policy

- 4.1 Since the last consent for the Site was issued in 2011, there has been significant alteration to national planning policy. Whilst the National Planning Policy Framework (the NPPF), which was published in March 2012, replaces all Planning Policy Guidance and Statements the ethos of the document, with regards to the promotion of sustainable growth, carries through from the now superseded guidance.
- 4.2 As with previously policy, the NPPF still attaches great importance to Green Belts. At paragraph 84 of the document however, guidance is provided to the LPA that states that in reviewing Green Belt boundaries they should take account of the need to promote sustainable patterns of development. They are advised to, 'consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary'.

Local Planning Policy

- 4.3 In September 2011 Barnsley's Core Strategy ('CS') was adopted by Full Council. The document, which provides a spatial strategy for the future development of Barnsley up to the year 2026, sets out the approach to its long term physical development in achieving the Council's vision of what sort of place Barnsley wants to become.
- 4.4 Located within the Dearne Valley, the Site sits within both the Dearne Valley Eco Vision Area and the Barnsley Growth Corridor, as identified at pages 29 and 31 of the CS. As such the use of renewables at a local level and sustainable growth is supported in this area.
- 4.5 As is stated at paragraph 7.21, The Dearne Towns (of which Goldthorpe is one) are a priority in terms of employment development. Paragraph 7.29 of the CS states that, 'opportunities for new employment land may include the expansion of the successful Goldthorpe Industrial Estate into Green Belt on the western periphery of Goldthorpe'. Indeed CSP12 anticipates the allocation of between 55-65 hectares of employment

land in the Dearne Towns over the plan period. The distribution of new employment land as set out within CSP 12 will be considered within the Development Sites and Places Development Plan Document and accompanying Proposals Map which is yet to be adopted. Although not yet adopted the DPD is at its early stages and has identified the land to the west of Goldthorpe Industrial Estate as land for potential employment purpose.

- 4.6 With specific regard to Green Belt CS policy CSP 34 *Protection of Green Belt* states the Green Belt boundaries will be subject to localised review only which may result in changes necessary to deliver the borough's distribution of new employment sites (as set out in CSP12).
- 4.7 Design principles for new development are set out within CSP 29: *Design*, which states that high quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley. In-line with the policy development is to be of high quality and contribute to a healthy, safe and sustainable environment.

Other Material Considerations

- 4.8 In March 2012 Barnsley Council adopted a supplementary planning document ('SPD') for parking. The SPD which supplements the CS sets out (at Table 1) the maximum number of spaces allowed for different uses.
- 4.9 For storage and distribution outside of the Barnsley Urban Area, 1 space per 60 square metres gross floor area up to 300 square metres, then 1 space per 100 square metres up to 1000 square metres and 1 space per 150 square metres thereafter, is permitted. As such, for a development with 83,147.6 square metres of floor area (such as the approved distribution centre), the maximum number of spaces permitted would be 559. These figures are the same as those used for the consideration of the scheme in 2007 and as discussed within the Transport Assessment that was submitted to support the 2007 application.

5.0 Proposed Development

5.1 As was agreed during a pre-application meeting held in April 2012 between the Applicant, Agent and Local Planning Authority, it was agreed that the amendments to the scheme would collectively be dealt with as a minor material alteration to the approved scheme⁵.

5.2 The following is a comprehensive list of all the changes proposed by way of the application hereby submitted:

- Site Layout
 - The site layout plan now includes separate vehicle access for visitors;
 - Increase in car parking spaces, taking the number proposed up to 187 from 161;
 - Inclusion of a designated pallet store area;
 - Inclusion of a new gatehouse measuring approximately 40 square metres.

- Design
 - Improved roof and external wall 'U-value' through changes in the materials to be used (note: the general visual appearance is not to alter, the colour of the proposed panels are to remain the same but now, instead of being horizontal panels as approved, they are to sit vertically);
 - Increase in the number of roof lights to be used to provide daylight harvesting for the warehouse and office corridors. 10% of the total area of the ambient roof is to be made up of roof lights;
 - From the previous highest point the building has reduced in height by 2 metres;
 - Reduce the depth of the 'Goods In' and 'Goods Out' elevations by 5 metres.

- Landscaping
 - The landscaping bund which was previously approved to the south-west of the brook is now to be located to the north-west of the

⁵ Local Planning Authority reference: 2011/0415

- brook;
 - Alteration to the previously approved planting scheme as set out within the submitted planting schedule and landscaping plan.
- Drainage
 - Soakaways and swales are to be used to reduce to reduce the discharge off site.
- Sustainability
 - It is proposed that photovoltaic ('PV') panels will be installed on 20% of the total roof area for the warehouse, the exact position of which are to be confirmed at a later stage.
 - Inclusion of solar collectors for domestic hot water to serve the showers and basins. The solar thermal collectors are to be located on the office roof;
 - Inclusion of a waste heat recovery unit. Such system will not impact upon the visual appearance of the building's exterior;
 - Winter temperatures in the ambient area will be maintained at 13°C, with workers provided with warm work wear to ensure that internal areas are not overheated;
 - The inclusion of a full building management system to save on lighting;
 - The use of external LED lighting to save on energy and maintenance;
 - The use of low flow shower fittings;
 - The use of sensor flow wash hand basin taps;
 - The use of low flush urinal cisterns;
 - The inclusion of a 25,000 litre rainwater harvesting systems;
 - Use of truck wash recycling at the site's truck services. Such system saves 80% on water use;
 - The use of a cut and fill exercise to retain all arising's on site within the bunding mounds.

5.3 In addition to the above, a Written Scheme of Investigation ('WSI') has been submitted as part of this application. The WSI is submitted in response to a pre-start condition (condition number 13), and it is proposed that the condition be reworded to allow the programme of archaeological works to be carried out in accordance with the submitted document. The submitted WSI has been read and confirmed as acceptable by South Yorkshire Archaeology Service on the 24th August 2012 (please

see submitted correspondence).

5.4 It is ultimately considered that the plans and information submitted will lead to the variation of the following conditions:

- Condition 2: List of approved plans;
- Condition 3: Planting plans;
- Condition 4: Landscaping plans;
- Condition 6: Details of the surface-run off limitation scheme;
- Condition 9: Details of the foul and surface water drainage;
- Condition 13: Written scheme of archaeological investigation;
- Condition 14: Colours of the cladding plan;
- Condition 15: Footpath plan (the Diversion Order to divert the footpath, as required under the 2011 consent, has been Confirmed by Barnsley Council and the route is to remain as Confirmed. As such there may be no need for such condition);
- Condition 19: Fencing details.

6.0 Assessment of Proposed Changes

- 6.1 As the principle of the development has already been assessed and deemed acceptable by the Local Planning Authority and as the proposed changes are considered to be minor alterations to an already approved scheme, this section of the Statement only considers the appropriateness of the minor alterations hereby applied for.
- 6.2 The structure of this chapter mirrors that of the previous proposed development chapter. Firstly the benefits arising through the changes proposed to the site layout will be assessed against the necessary policies within the development plan, followed by the benefits and assessment of design related changes, then landscaping and drainage. Finally, consideration will be given to the benefits of the sustainability measures sought under this submission.

Site Layout

Vehicle Access

- 6.3 As mentioned previously, it is now proposed that the site incorporates a separate vehicle access to the car parking area, off of the main spine road serving the site. The separate route is proposed for visitors wishing to park in the car park to the west of the office accommodation. It is the purpose of the access to prevent potential conflict from occurring between the goods vehicles manoeuvring within the 'goods in area' and those travelling by car in reaching the designated car park.
- 6.4 The separate access route is to sit to the south of the brook in the approved location of the north-western bund, which, as discussed later is to be relocated to the north of the brook. As such, with the bund to the north of the brook and the proposed tree planting running either side of the separate access, it is considered that visually this new section of road will have little to no impact on the amenity of the site or the surrounding land, indeed it will not be visible from outside of the site.
- 6.5 Clearly, as the access is set well within the site and does not affect the public highway, there will be no adverse impact created upon the existing highway network.

Car Parking

- 6.6 As a learning outcome from previous developments, it is proposed that the car park is extended by 26 spaces in order to cater for visitors. It is important to note that the number of vehicle movements is no different to that considered as part of the original application. The parking SPD which was adopted in March 2012 set the same thresholds for parking provision for storage and distribution uses as did the supplementary planning guidance ('SPG') relating to parking in 2005. The figure within the 2005 SPG was used in 2007 when the Transport Assessment ('TA') was submitted to support the original application, and later renewal application in 2010.
- 6.7 The increase now takes the proposed number of car parking spaces up to 187, still significantly below the maximum of 559 as determined by the SPD. As such the slight increase is considered acceptable in terms of local policy relating to car parking standards. In addition, as there is to be no change in the number vehicle movements there will be no material difference to the impact of the amended scheme upon the existing highway network.

Pallet Store Area

- 6.8 It is proposed that the amended site layout incorporates a designated area for the storage of pallets. It is the purpose of such area to improve both the efficiency of site operations and the safety of external circulation space. This area is simply an area at which the trailers with recyclable material waiting to be collected from the recycling centre partners will stand. It does not constitute a physical building and nor does it have a physical boundary.
- 6.9 As this addition to the scheme does not constitute physical development and is merely seeking to regularise and improve the efficiency of everyday operations within the site, it is considered that there is no material planning reason as to why such minor change should not be deemed acceptable.

Gatehouse

- 6.10 It is proposed that the new gatehouse, which is to be accompanied by controlled barriers, will sit at the point at which the main spine road into the site opens up and

provides access into the main area of development. The proposed gatehouse does not sit within defined Green Belt land but land allocated for economic purpose. The purpose of the gatehouse is to enhance site safety and prevent unauthorised vehicles from entering the site. The gatehouse is small in scale, having a floorspace of 40 square metres and measuring approximately 3.5 metres in height, many of the goods vehicles entering the site will be greater in size.

- 6.11 When considering the size of the gatehouse in conjunction with the significant scale of the nearest development to the site on Goldthorpe Industrial Estate, the landscaping bunds which are to screen the development from the north and the position of it being set well within the site boundary, the addition of this element to the scheme will not adversely affect the existing levels of visual amenity.
- 6.12 The materials that are to be used will largely be Kingspan composite panel and glazing, as with the main development. As such the gatehouse will visually tie in with the main development, creating a well related and aesthetically joined up addition to the scheme.
- 6.13 In light of the above the gatehouse complies with the relevant design policy and as such should not lead to the negative determination of this application.

Design

Materials

- 6.14 It is proposed that the materials to be used on the construction of the distribution centre will be amended so that they have a lower 'U-value', which leads to a slow rate of heat loss through a material. Visually the cladding will appear the same except for it being laid vertically instead of horizontally, as was shown on the approved plans.
- 6.15 The change in materials will not only result in very little impact upon the visual design of the approved building, and subsequent impact upon the Green Belt (which has previously been considered acceptable), but enhance the sustainability of the development, thus further demonstrating compliance with the Council's ethos for sustainable development and growth, as set out within the CS.

Height of the Building

- 6.16 From the approved highest point, it is proposed that the building is reduced in height by approximately two metres. As can be seen from the elevations that accompany this submission, such changes will substantially benefit the aesthetic and visual impact of the development. Instead of being staggered, the roof line of the distribution centre will now be of one continuous low level height. This, along with the landscaping at the site, will help contribute to an overall 'softening' to the western edge of Goldthorpe, further adding to the already accepted point that harm will not be caused to the visual amenity of the Green Belt in this location.

Size of the Building

- 6.17 It is proposed that there is a 5 metre reduction to the depth of the 'Goods In' and 'Goods Out' elevations. Such reduction has occurred as a result of the loading docks now being located externally on the elevation in order to make the building more air tight and therefore improve the sustainable credentials of the building. As can be seen from the submitted plans, the elevations proposed only minimally alter the appearance of the approved building and such it is not considered that this change will cause harm to the Green Belt.

Roof Lights

- 6.18 As is shown on the submitted roof plan, 10% of the total area of the ambient roof is to be made up of roof lights. The purpose of the roof lights is to provide daylight harvesting for the warehouse and office corridors. Whilst having substantial sustainable benefits, the roof lights will not be visible due to the parapet that runs around the top of the building.
- 6.19 In light of the above it is therefore considered that such change in the design of the development will have no impact on surrounding levels of amenity but will benefit the sustainable credentials of the development.

Landscaping

- 6.20 The revised landscaping plans and planting schedule illustrate the extent of the landscaping works proposed under this scheme. In terms of the bunding, it is proposed that the approved bund to the south-west of the brook is relocated to the north of the brook. The purpose of this bund will remain exactly the same as the approved, to protect views into the site from the north-west. The reason for moving the bund is to allow for the separate vehicle access as discussed earlier within this chapter.
- 6.21 The aim of the amended landscaping scheme is to create many varied and new habitats using native tree and shrub planting which will both visually soften and enhance the biodiversity of the site.
- 6.22 It is proposed that the highway planting along the verge of the A635 be removed from the scheme in light of the changes proposed to the building's height and publication of the draft Development and Sites DPD and accompanying Proposals Map.
- 6.23 The planting along this stretch of highway was originally imposed by condition in order to help soften the building's impact however, due to the significant reduction in the height of building it is considered that such planting is no longer required. In addition to this, and currently out for consultation, the draft DPD puts forward an expansive area to the north and west of the application site as proposed allocated employment land. Such allocation would also reduce the necessity for this planting and although the document is not adopted, the adopted CS states that the release of Green Belt land at Goldthorpe for employment purpose may be necessary. Given the weight of the fully adopted CS within the decision making process and also that afforded to the emerging DPD in light of the NPPF, it is considered that this element of planting is no longer necessary in order to make the scheme acceptable when adopted and emerging planning policies direct the release of this land for employment purpose.

Drainage

- 6.24 Details of the revised drainage scheme are contained within the Stormwater Drainage

Calculations Document and the accompanying Proposed Drainage Layout General Arrangement Plan. It is proposed that the main drainage system, to discharge surface water runoff, is based on the Sustainable urban Drainage Systems ('SuDS') management train. Soakaways and swales are to be utilized where possible to reduce discharge off site at times of extreme storm conditions.

- 6.25 The swales proposed, as shown on the submitted plans, not only benefit the scheme's system of drainage but also create a habitat that supports reed planting. As well as benefitting the diversity of habitation this will also enhance and soften the visual aesthetics of the site.
- 6.26 In light of the aforementioned and the fact that the proposed system for drainage reflects the preferred hierarchy of surface water discharge than the previous scheme as it will provide a lesser total of offsite water discharge, there should be no planning reason as to why this change to the approved scheme should not be deemed acceptable.

Sustainability

- 6.27 Improving the sustainable credentials of the approved development is one of the key purposes of this submission. The full extent of the measures to be implemented are listed within the Proposed Development chapter however, only two are to alter the physical appearance of the scheme but will not be visible as they are to sit below the parapet running around the parameter of the building; the PV panels on the roof of the warehouse and solar collectors to be located on the office roof.
- 6.28 Although the exact location of the PV panels has not yet been established, it is proposed that they will cover approximately 20% of the total roof area for the warehouse but as mentioned above they will be totally concealed by the parapet which rounds around the parameter of the roof line. Similarly, whilst the exact details of the solar collectors have not yet been established, they are to sit on the office roof and as such will not be visible due to the parapet. It is therefore considered that the addition of these elements will not adversely affect the physical appearance or existing levels of visual amenity at the site and as such there should be no reason as to why they should be deemed unacceptable.

7.0 Conclusion

- 7.1 This Statement demonstrates that there should be no reason as to why the proposed minor amendments to the scheme are not deemed acceptable. Having assessed the proposed changes against the latest policy position, in terms of both emerging and adopted local and national policy, it is considered that the changes are fully compliant.
- 7.2 In light of the above we looking forward to progressing the application which will ultimately allow for a more sustainable and visually improved scheme and also enhance the efficiency of operations. The approved changes will ultimately result in a commercially implementable scheme, bringing jobs and employment to Goldthorpe.