Planning Potential

Planning Regeneration and Development

PLANNING STATEMENT

Proposed Site Improvement Works

at

Land adjacent to the
Chestnut Tree Public House,
Barugh Green

On behalf of
ALDI STORES LTD

JUNE 2012

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APPENDICES

1.0 Site Location

1.0 INTRODUCTION

1.1 This Planning Statement has been prepared on behalf of Aldi Stores Ltd in support of a planning application for site improvement works at Barugh Green Road, Barnsley. These works will enhance the deliverability of office/B1 land uses approved in outline under application reference 2010-1354.

1.2 The application site relates to land adjacent to the Chestnut Tree Public House off Barugh Green Road in Barugh Green, Barnsley.

1.3 Specifically, the application encourages the delivery of a brownfield site through the creation of the consented car park consisting of 43 spaces and associated landscaping.

1.4 The application is submitted in accordance with national and local planning policies, which encourage and support the development of employment opportunities and sustainable patterns of development.

1.5 The proposals will benefit the area through the physical regeneration of the site and support the creation of numerous job opportunities at the forthcoming office/B1 units which are have outline consent on the site. In turn this will boost and benefit the local economy.

1.6 The proposed site improvement works will aid the delivery of a key employment site and deliver a comprehensive regeneration scheme including the existing Aldi foodstore and Chestnut Tree Public House. It is anticipated that the delivery of the employment aspect of the site will create 66 to 76 jobs. Through facilitating employment generating uses, this development will also improve the aesthetic quality of the site and perceptions of Barugh Green and the wider Barnsley area.

1.7 The proposed works will also result in a modern and fresh development enhancing the current streetscape along Barugh Green Road. The development will create an attractive landscaped parking facility and in

turn make the office/B1 units more marketable for future tenants/occupiers.

1.8 The site has been marketed since February 2011 for freehold tenure. The site has been marketed by way of on site marketing boards and regular circulation to local and regional agents. Unfortunately the site has received limited interest to date. Marketing materials have been attached as part of this application package.

1.9 This statement outlines principle matters associated with the proposals. Section 2 summarising that the current characteristics of the site and the background to the proposals, including the planning history of the site. Section 3 outlines the proposals of this application. Section 4 summarises the planning policy position with regard to the National Planning Policy Framework (2012) and the adopted Barnsley Core Strategy (2011). Section 5 considers other relevant material planning considerations. Finally section 6 summarises and concludes this statement.

2.0 THE SITE AND SURROUNDING AREA

Site Description

2.1 The site is 0.78 acre (0.32 ha), square in shape and located to the north of Barugh Green Road. The site has remained vacant for over 15 years. The location of the site is shown on the plan contained within **Appendix 1.**

2.2 The development site currently has outline planning permission (application reference: 2010-1354) for 2 units office/B1 uses offering 1170 sqm gross internal floor space and associated car parking and landscaping. These units will be adaptable to support a range of businesses. The car park layout related to this application consisted of 44 spaces including 4 disabled spaces with no link road to the Aldi foodstore car park.

2.3 The site is located to the west of Barugh Green town centre off Barugh Green Road (A635) which is the main arterial route in to Barnsley town centre. Access to the site is gained off Barugh Green Road.

2.4 The site is currently vacant brownfield land which is currently overgrown with mature vegetation.

2.5 The site is bound to the north by an Aldi foodstore off Claycliffe Road with commercial/ industrial properties to the opposite side of the road. To the south of the site is Barugh Green Road with residential properties to the opposite side. To the west of the site are further industrial/commercial properties and to the east is the Chestnut Tree Public House.

2.6 The area surrounding the site is mainly commercial in nature with a number of employment uses and car showrooms. To the south of the site is a residential area. The wider surrounding area to the south, north and east is mainly high density residential uses.

2.7 We can confirm that the site is not in a Conservation Area and no listed buildings will be affected by the proposal. There are trees on the site however none of these are protected under Tree Preservation Orders (TPOs).

2.8 The ownership boundary is larger than the application site and includes the Chestnut Tree Public House and Aldi foodstore and associated car parking. This can be seen in **Appendix 1** 'Location Plan'.

Planning History

2.9 This application follows an application by Aldi Stores Ltd in October 2010 for the "erection of foodstore (full) and business use (Class B1) (Outline), associated car parking, improvements to access and landscaping (Resubmission)" (application reference: 2010-1354). This was granted planning permission on the 23rd December 2010.

2.10 This planning application granted outline consent for 2 office/B1 use units (1170 sqm gross internal floorpsace) and associated car parking and landscaping works. Therefore the principle of the proposed development has already been considered acceptable by the Local Planning Authority.

2.11 Access on to the site via Barugh Green Road is controlled by condition no.15 of the Aldi foodstore permission.

2.12 Planning permission was granted in 2009 for the mixed use development of the site to include 3 offices, additional employment accommodation, retail units (A1, A3 and A5) and a 279sqm foodstore (planning application reference: 2009/0191).

2.5 The planning history of the site confirms that this is a brownfield site that has remained vacant for a long period of time.

2.6 The application will not only assist in enabling employment provision in a sustainable location to come forward, but will provide the opportunity to significantly enhance a vacant and redundant site, which impacts negatively on its surroundings at present. Without investment, the site will continue to deteriorate, and have a detrimental impact on the wider perceptions of Barugh Green.

3.0 PROPOSAL DESCRIPTION

3.1 This planning application is for site improvement works that will aesthetically improve the site making it more marketable for potential future tenants/occupiers. The development of the access point and site will also meet the council's desire to bring forward the sustainable economic development of the approved office/B1 units which are approved in outline as part of planning application reference 2010-1354.

3.2 In turn this will form part of a comprehensive mixed use scheme including the Aldi foodstore (990 sqm net), Chestnut Tree Public House and associated car parking and landscaping. It is intended that the proposed site improvement works will enhance the physical landscape of the site and the consented office/B1 units will come forward once an end user has been identified.

3.3 A new vehicular and pedestrian access point will be provided off Barugh Green Road for the proposed works. Access will also be possible via a link road to the Aldi car park off Claycliffe Road.

3.4 The proposed site improvement works will connect to the car park of the Aldi foodstore to the north of the site. This will create a comprehensive regeneration scheme and increase security and integration around the site. It will also deter anti-social behaviour and allow the car park to have an active use until the development of the office/B1 units. An independent safety audit also highlights key benefits in relation to linking the sites.

3.5 The car parking spaces will be 5m by 2.5m providing a more generous size to ease parking problems in line with Council policy. The car park will also be suitably illuminated.

4.0 MATERIAL CONSIDERATIONS

4.1 This section addresses the main planning considerations and benefits of the scheme in respect of the application proposals.

4.2 The proposed site improvement works will support the marketability of the office/B1 units which are adaptable to support a range of businesses, to serve the needs of local residents and surrounding employment uses. The development will enable employment uses to come forward in time addressing planning policy requirements and meeting a local demand. The proposals will bring back into use land that has been vacant for over 15 years offering regeneration opportunities as well as significant benefits for the local community.

Planning Policy

4.3 The following section provides a summary of the key polices relevant to the consideration of this application.

National Planning Policy Framework (2012)

4.4 The new National Planning Policy Framework (NPPF) was published by the DCLG on the 27th of March 2012, and replaces the existing planning framework - which consisted of Planning Policy Guidance and Statements (PPGs and PPS).

The presumption in favour of sustainable development

4.5 The framework confirms the government's sustainable growth agenda and makes it clear to local authorities that applications that enable sustainable economic growth should be positively supported by LPA's.

4.6 The framework states that development which is sustainable should go ahead without delay; a presumption in favour of sustainable development must be the basis for every decision.

4.7 The provision of part of the infrastructure necessary to deliver the two independent office buildings would provide a key element, therefore encouraging an end user to come forward, this is the key aim of this proposal.

4.8 Paragraph 15 states that:

- *'Local planning authorities should positively seek opportunities to meet the development needs of their area.*
- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*
  - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
  - *specific policies in this Framework indicate development should be restricted'*.

Core planning principles

4.9 The NPPF identifies a number of core principles that relate to this proposal.

Promoting sustainable transport

4.10 Principle 4 'promoting sustainable transport' states that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.

4.11 Plans and decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people; and
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

4.13 Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities (paragraph 37).

Requiring Good Design

4.15 Principle 7 of the NPPF states that "good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (paragraph 56).

4.16 The proposal accords with the NPPF design principle which that states "it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area developments schemes" (paragraph 57).

4.17 Local planning policies and decisions should aim to ensure that development will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Also decisions should allow development that "optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of

developments and support local facilities and transport networks" (Paragraph 58).

Barnsley Metropolitan Borough Council Core Strategy (2011)

4.18 Adopted in September 2011, the Core Strategy guides sustainable development in the Barnsley Metropolitan Borough. Due to access and sustainable travel being important elements of achieving sustainable development, Barnsley's Transport Strategy is part of the LDF.

4.19 Policy CSP 19 'Protecting Existing Employment Land' states that existing employment land, or land last used for employment purposes will be retained in order to safeguard existing or potential jobs. The proposal site has a history of employment use and is within an employment policy area. Therefore the proposed site improvement works will improve the accessibility and marketability of the site facilitating the delivery of future employment generating use.

Other Material Considerations

Design Issues

4.20 Significant thought has been given to the site layout and design of the proposals to provide a high quality development that will improve the aesthetics of the site for the local community and to potential future tenants.

4.21 The layout of the site has been considered in relation to access, the existing topography of the site and landscape features. A similar layout to that previously approved in 2010 as part of application 2010-1354.

4.22 The design of this interim car park is a modern design that will improve the outlook of the area. Where possible, the development, by virtue of the scale, layout and appearance has had regard to the character of the

surrounding area which is predominately commercial/industrial and the sites constraints.

4.23 It is hoped the aesthetic improvement of the site will bring forward the development of the office/B1 use units in the near future, once an end tenant has been identified.

4.24 The design of the proposals is of a scale and appearance to reflect and enhance the existing character of the area to the benefit of the wider community.

Regeneration / Social Inclusion Objectives

4.25 The application proposals will have a clear regenerative effect on a brownfield site that will enable the efficient use of an underutilised and currently inaccessible land. The proposals will assist in the promotion of sustainable economic development in accordance with Government objectives embedded in the NPPF. The modern, high quality design approach will also provide uplift in visual terms, and enable the future delivery of a well designed modern business units.

Employment Opportunities

4.26 As well as regenerating the site itself, the proposal will enable the delivery of business units (1,170sqm gross internal floorspace) providing jobs in the Barugh Green/ Barnsley area in addition to construction jobs.

Impact on Investment

4.27 The proposals will ensure that the investment is achieved and employment uses are facilitated that are needed to redevelop a site which has been vacant for 15 years.

Linkage with Surrounding Uses

4.28 It is the intention of the proposals to maximise the ability to integrate, link and support adjoining uses. The ability to undertake a combined trip will meet Government objectives for accessibility and sustainability.

4.29 Safe pedestrian links has been incorporated within the site to encourage links between the retail uses, the public house and future B1 units.

Amenity Considerations

4.38 The site lies within an urban area, where the principle of development has been considered acceptable in the past by the LPA. Nevertheless, through both the careful design and layout of the car park will respect both the character of the surrounding area, existing uses and local residents.

4.39 Clarification in respect of design matters is contained in the accompanying Design and Access Statement.

4.40 Aldi take pride in the operation and appearance of their estate and the site will be comprehensively managed to ensure the general upkeep of the site is maintained to a high standard. Their stores and the surrounding land are monitored closely to mitigate any anti-social behaviour, reduce litter, etc.

4.41 Overall, it is clear that through the careful layout and design, the proposals will successfully coexist with established and future uses in the area.

Marketability of the Site

4.42 It is hoped that the development of the car park will lead to making the site more marketable for business tenants. At present the site has been marketed for at least 36 months with little/no interest. This is due to the

current economic climate where business tenants have a wide selection of attractive business premises. The site at present is vacant and overgrown and detracts from the streetscape. It is hoped that the proposed site improvement works will greatly enhance the site to potential tenants and to the local community.

Summary

4.43 The introduction of the proposals will bring about a positive effect on the local environment by regenerating a brownfield site and enable the future development of office/B1 use units on the site creating employment opportunities for the area.

5.0 CONCLUSION

5.1 This Planning Statement has been prepared to support a proposal for site improvement works that will improve the aesthetic quality and marketability of the site, expediting the delivery of 2 office/B1 use units (1,170sqm gross internal floor space) on Barugh Green Road, Barugh Green, Barnsley.

5.2 The proposed site improvement works comprises of 43 standard car parking spaces and associated landscaping. The proposed development will make the site more marketable for potential tenants of the office/B1 units which currently have outline planning consent (application reference: 2010-1354). These units will be developed once an end occupier has been established.

5.3 The development will lead to the regeneration of a vacant brownfield land which is currently overgrown with mature vegetation. Therefore the proposal will improve the streetscape on the Braugh Green Road, creating a fresh, modern and maintained car parking facility in association with a mixed use regeneration scheme.

5.4 To conclude, as demonstrated in both this and the Design and Access statement, the proposals are justified against the NPPF and local policy objectives and aspirations and therefore permission should be granted to facilitate this beneficial regeneration at Barugh Green Road, Barnsley.