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**DESIGN AND ACCESS STATEMENT FOR PROPOSED COMMERCIAL UNIT FOR USE OF
STORAGE TO LAND AT FOX ALUMINIUM, WENTWORTH WAY, TANKERSELY, S75 3DH.**

FOX ALUMINIUM

1. INTRODUCTION

Max Design Consultancy Ltd have been instructed to submit a Planning Application for a new commercial building for the use of storage of materials for Fox Aluminium.

This Design and Access and Planning Statement sets out the applications' merits, and its' physical and policy contexts, including the NPPF, to explain why it is considered that the application should be granted.

This planning application is supported by the following documents.

Design and Access and Planning Statement

001 Site Plan as Existing

002 General Arrangement

003 Site Location Plan

Percolation Report

Drainage Strategy

Flow Calculations

Maintenance Schedule

2. THE PROPOSAL.

The proposal is for the erection of a commercial building for use as storage for Fox Aluminium within the car park of the premises

The site area is 0.33 Hectares

The site is set within an existing employment area within Barnsley Metropolitan Borough Council.

3. SITE LOCATION AND PHYSICAL CONTEXT

The site is located on Wentworth Way within the existing car park of Fox Aluminium. The car park is underused currently and the development would not impact highways as there is sufficient car parking to the surrounds.

4. DESIGN AND SCALE

The proposed building is 30 metres x 20 metres and equates to 577m² floor area.

The proposed building will be 9 metres in height to the ridge and 6 metres in height to eaves level.

5. ACCESSIBILITY

Access is from Wentworth Way and the means of access is not impacted or altered by the development proposal.

The car parking is adjusted to enable further car parking to accommodate the needs of the building and its operation.

6. BIO DIVERSITY

It is acknowledged that Bio Diversity is a mandatory requirement to new planning applications however it is deemed this planning application is below the threshold for Bio Diversity as it does not on priority habitat and has less than 25 square metres of on site habitat and less than 5 metres of on site linear habitat.

7. PLANNING POLICY

The development is in accordance with the following local and National planning policies:

Barnsley Local Plan Adopted January 2019

Policy SD1 Presumption in favour of Sustainable Development

When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy GD1 General Development

Proposals for development will be approved if: There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents; They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land; They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land; They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape; Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated; Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas; Any drains, culverts and other surface water bodies that may cross the site are considered; Appropriate landscaped boundaries are provided where sites are adjacent to open countryside; Any pylons are considered in the layout; and Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

Policy E3 Uses on employment land On allocated Employment Sites, or land currently or last used for employment purposes, we will allow the following uses:

1. Research and development, and light industry;
2. General industrial; or
3. Storage or distribution.

Ancillary uses will be allowed where appropriate in scale. Proposals for other employment generating uses may be considered on their merits, particularly in terms of providing jobs, skills and their contribution to the borough's GVA.

Policy E4 Protecting Existing Employment Land

Land or premises currently or last used for employment purposes will be retained in order to safeguard existing or potential jobs. The development of employment land and premises for non-employment uses will only take place if:

Development would not result in a significant loss of existing jobs or employment potential;

There will still be an adequate supply of employment land or premises in the locality; and The land or premises cannot satisfactorily support continued employment use. If the above criteria can be satisfied then redevelopment will be allowed.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) NPPF

In December 2023, the Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated in 2019 and 2021, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic,

social and environmental and each of these aspects are mutually dependent. The sections relevant to this proposal comprise:

Section 2: Achieving sustainable development

Section 4: Decision-making

Section 9: Promoting sustainable transport

Section 11: Making effective use of land

Section 12: Achieving well-designed and beautiful places

Section 14: Meeting the challenge of climate change, flooding and coastal change

8. CONCLUSION

Taking into account the above, it is considered that the proposals are sustainable, will help in terms of boosting employment will support economic activity and local services and businesses, will not be harmful to the environment and will be in accordance with Local plan Policy and the NPPF.

The proposed development is positive in the delivery of development in a sustainable location and is in compliance with Local Plan policy and the national planning guidance contained within the NPPF, does not undermine the objectives of that planning policy and guidance and would cause no unacceptable harm to any party.