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PLANNING DESIGN AND ACCESS STATEMENT

UNIT 17, VALLEY ROAD, WOMBWELL

Proposal:	Change of use application at Unit 17, Valley Road, Wombwell
Client:	Naylor Industries Plc
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SECTION 1: INTRODUCTION

1.1 This report comprises a Planning Design & Access Statement to support the Planning Application for a proposed change of use for Unit 17 at Valley Road, Wombwell from B1/B8 uses to B1/B2 and B8 uses. It also covers the transport and parking considerations associated with the proposal. The proposal is intended to house the headquarters of Naylor Industries plc and become its Specialist Plastics Division manufacturing base. The HQ will relocate from the current base at Cawthorne, elsewhere in the borough, whilst the Specialist Plastics Division will involve the relocation of 3 plants from the West Midlands, Cheshire and South Yorkshire.

1.2 The works to the building and site will comprise:

- Alterations to the existing building involving new roller shutter doors into the hardstanding area for storage. In addition, further minor changes are envisaged including the installation of new doors and repainting the building in Light Admiralty Grey and the windows in red.
- The removal of a number of external structures, including temporary canteen, storage shed, gatehouse, portacabins and external air conditioning units.
- Two new freestanding sub-stations.
- A perimeter shiplat fence along the site's western boundary.

1.3 This application is submitted on behalf of Naylor Industries plc. This document deals with the scope and nature of the proposal, the planning history of the site, planning policies, pre-application discussions with the council and planning and design considerations.

1.4 The document is to be read alongside the other specialized reports, technical specifications and drawings submitted to the council. These comprise:

- A Flood Risk Assessment – Haigh Huddleston
- A Noise Assessment – S & G Garritt Ltd
- External Lighting Scheme – Relux
- Existing Elevations Drawing – Haycock &Todd

- Topographical Survey – Hancock & Todd
- Existing Drainage Plan - Maplin
- Detailed Proposal Drawings provided by Mapmatic:
- Location Plan (Ref 1300/01 Rev 1)
- Proposed Site Layout (Ref 1300/02/Rev2)
- Proposed Site Layout (Ref 1300/02/250/Rev2)
- Proposed Elevations (Ref 1300/08/Rev2)
- Proposed Sub Stations (Ref 1300/03/Rev2).

SECTION 2: BACKGROUND

2.1 This application has been made as a result of the need for Naylor Industries plc to plan for their long term future within the Barnsley Borough. Since 1890 the company has been based at Clough Green in Cawthorne and this facility currently houses the company's head office and main plants for the production of clay and plastic products.

2.2 The company is seeking to relocate its head office function to unit 17 at Valley Road in Wombwell. This will leave Clough Green, Cawthorne as the company's base for the manufacture of clay products which will stay at this site due to the need to be located close to adequate supplies of extractable, quarried, clay. In addition, the company intends to create a Specialist Plastics Division by relocating factories from Tipton in the West Midlands, Wath in South Yorkshire and Hyde in Cheshire. Naylor Industries plc are also seeking to make Barnsley their future home base for the production of concrete products which are to be relocated from Ossett near Wakefield to a new site at Claycliffe Business Park, Barugh Green.

2.3 Naylor Industries plc is a fourth generation family business founded as a clay pipe manufacturer in 1890. Chartered Accountant Edward Naylor has been CEO since the death of his father Allan in 1993.

2.4 Naylor's head office is in Barnsley, UK and the group today employs some 350 people across 6 locations in South and West Yorkshire, Cheshire, West Midlands and Fife. Its £50m annual turnover primarily derives from the construction sector. The company faced the strategic issue of overdependence on a declining clay pipe market in the 1990's, but over the last 20 years the Naylor team has achieved diversification of both products and markets. Naylor's activities today encompass several materials.

2.5 The company has developed a major presence in the plastic duct and drainage markets, manufacturing corrugated twin-wall pipes; its bespoke extrusions business manufactures plastic tubes and profiles for a wide range of applications, its concrete lintels are used on many prestigious UK construction projects and its decorative gardenware business is now the UK's largest manufacturer of terracotta pots. Most recently, the company launched a range of stitched and welded ventilation ducting for the mining, tunnelling and air conditioning industries.

2.6 Naylor Industries, through product development has established itself in international markets, particularly in the Gulf, SE Asia and Australasia, a geographical footprint which served Naylor well during the recent UK construction downturn. Naylor's

international sales - currently £5m per year - are growing at 20% per annum; a performance for which Naylor won Exporter of the Year in the 2013 Yorkshire Business Awards and Outstanding Exporter in the 2015 EEF Regional Future Manufacturers Awards. Capacity to meet emerging market demand has been addressed by a £2.6m RGF-supported investment in new production equipment.

2.7 As a long-standing family business, Naylor takes its social responsibilities seriously. The Naylor Green Team has made huge strides in recycling & energy usage, championing investment in energy efficient lighting, green washrooms, zero waste to landfill etc; savings to date approach £1m; the company now even keeps its own bees! Naylor's plastic operations are one of Britain's largest users of recycled HDPE sourced from MRFs (e.g. milk bottles); Greenpeace has visited the company and now promotes the company's clay drainage as environmentally preferable to PVC alternatives.

2.8 Naylor also has progressive HR practices and is a long-standing holder of the Investor in People Award. In 2012 it made the leap from standard to bronze and most recently to silver status. Naylor has excellent internal communications: a monthly newsletter, "The Naylor" updates all employees, the CEO & COO host face to face team briefings with all employees at least twice per year; an Employee Forum (employee elected) ensures good 2 way dialogue.

2.9 The top team is passionate about getting younger people interested in manufacturing/engineering. Naylor COO, Bridie Warner-Adsetts sits on the board of Work Wise, a charity focusing on helping disadvantaged young people become work ready; recent recruits have included 9 apprentices who form part of the company's succession planning; and Naylor host regular school visits, give work experience to school leavers and graduates and support local training and development events such as Sheffield's "Get up to Speed".

2.10 Naylor is equally committed to in house training & development, seeking to give employees opportunities and encourage them to fulfill their potential: management development and coaching have allowed the company to "home-grow" much of its top team. The company also actively promotes equal opportunities, with a particular emphasis on encouraging women into manufacturing, engineering and science; the number of women in Naylor's senior manager team has increased from 5 to 14 in 24 months.

2.11 Personal touches make Naylor stand out; the CEO & COO know most employees by name and regularly walk round each factory; get well cards are sent to employees if absent; Naylor baby-grows are sent to employees' new-borns. Praise/recognition is

important: personal letters go to employees' homes with thanks for important contributions. Payback is in employee engagement, not evident in their large corporate competitors, 100's of improvement cards (employee suggestions), excellent staff retention and employees going the extra mile. 2 recent CBI Human Capital Awards have recognized the company's HR practices.

Current Position

2.12 The Specialists Plastics Division is comprised of three production facilities based in Tipton in the West Midlands, Wath in South Yorkshire & Hyde in Cheshire. The division has accounted for much of the group's growth over recent years but an absence of space at the Wath & Hyde production facilities prevents further expansion within the confines of the existing buildings therefore further commercial growth is now highly unlikely.

2.13 Several options have been considered:

- Expansion of the existing premises at Wath & Hyde – impractical and only short term.

- Single new premises to rationalise Wath & Hyde processes into one efficient production facility in and around Leeds, Sheffield, Rotherham & Barnsley – Naylors have very specific building length & height requirements as well as proximity to available large power requirements. This also provides head room for expansion of the remaining divisions within the Naylor Industries Group, primarily the Ceramics & Plastic Extrusion businesses.

Proposed Operational Approach

2.14 Following a detailed appraisal of a number of potential new premises, the former Maplin Electronics Distribution Centre located at Valley Road, Wombwell has been chosen as the preferred site capable of delivering the full potential of the Specialist Plastics Division.

2.15 The full proposal is to move the existing production lines from the two factories at Hyde & Wath into one modern, efficient production facility at Wombwell. In addition to this Naylors would look to purchase & install two additional production lines, one to expand on current volumes and one to expand the business into a more diverse niche market. With this move of the specialist plastics division and the additional equipment, approx. 70 jobs will be located at Wombwell site, including all factory,

sales, management, despatch and loading teams necessary to ensure the efficient performance of the specialist plastics division. The office space for the specialist plastics team also allows for the future expansion expected given the opportunities this new premises will allow.

2.16 Of the above number of jobs, 45 are existing employees transferring from Wath & Hyde and 25 are newly created jobs.

2.17 In addition to the jobs directly associated with the Plastics Division, a further approx. 20 jobs will be located at Wombwell for the head office function, currently located at Cawthorne. The premises at Valley Road allow for the Head Office to occupy premises more befitting a business of the company's size. They also allow for further anticipated expansion in the head office function.

SECTION 3: PLANNING HISTORY

3.1 The Planning History of the site at Wombwell is contained within the Barnsley Council planning applications online system which indicates that there are 13 historic planning applications affecting the site. The most relevant are listed below and originate from initial approvals for the creation of an industrial estate in the 1970's following the closure of a colliery which occupied this area of Wombwell.

Change of use from Warehouse/Office (B8/B1) to General Industrial/Office (B2/B1)
Application Ref No 2009/0490 Approved 4 June 2009

Erection of single storey office building with ancillary accommodation
Application Ref No 2006/0581 Approved 18 May 2006

Erection of extension to factory and alterations to site entrance
Application Ref No B/99/0323/WW Approved 27 April 1999

Erection of packaging warehouse and offices
Application Ref No B/88/1800/WW Approved 13 January 1989

3.2 A number of planning applications were made between 1975 and 1980 to construct and layout the original industrial estate, together with roads and services and the initial industrial units. It appears from this that there were 3 phases to the development of the estate.

3.3 It is clear from the planning history of the area that there is a well established pattern of consents being granted for industrial and warehousing uses at Station Road. Moreover, the change of use of the subject property from warehousing and offices to industrial and offices was acceptable in 2009 when permission was granted (application ref 2009/0490).

SECTION 4: THE PROPOSAL

4.1 The proposal seeks to change the use of the property and land from a Warehouse (B8) and Office (B1) to General Industry (B2), Warehouse (B8) and Office (B1). This will allow Naylor Industries plc to utilize the land and buildings as its main office HQ and for the manufacture and storage of product from its Specialist Plastics Division.

4.2 There are a number of external structures to the main building which are not required by Naylor Industries plc and are to be demolished. These comprise a portacabin adjoining the northern elevation, a temporary canteen building attached to the southern elevation, together with a covered storage area and smoking hut. In addition some free standing structures are also intended to be demolished ie a gate house and bike shed, both of which are located close to the main office block. There are also a number of air conditioning units surrounding the office block and these are to be removed.

4.3 Manufactured product will be stored in the current external yard area and security lighting installed. The maximum stored height of the finished products would be 6 metres.

4.4 No alterations are proposed to Valley Road, which is an adopted public highway. The current main access point at the northern end of the site will remain for HGV access and egress.

4.5 A separate access and egress point is proposed to Valley Road on the site's south east boundary for staff and visitor cars. The road geometry is already in place, although it does not appear to have been in recent use. This will enable the full separation of HGV and car traffic into and out of the premises. Within the enclosed car park area space for 58 cars will be provided.

4.6 A number of minor changes are proposed to the main building and office block. The cladding is to be painted in Light Admiralty Grey and windows in red. On the western elevation new roller shutter doors are intended to allow for finished product to be moved from the production line out of the building and into the hardstanding storage area.

4.7 A sub station is provided adjoining the southern elevation to feed the main manufacturing process. There will also be the need for a second new sub station located alongside Valley Road in the south east corner of the site.

4.8 As a result of the Noise Assessment it is proposed to mitigate any "adverse" impact by constructing a shiplat fence along the western boundary in order to minimise the impact upon the houses along Littlefield Lane, the nearest to the subject site.

4.9 The site area extends to approximately 1.82 Ha and the existing buildings provide 5,307 sq m of gross internal floorspace; comprising 3,853 sq m of warehousing and 1,453 sq m of offices. In addition, there is a mezzanine level (which will be removed) totalling 3,156 sq m.

4.10 The proposal will retain the 3,853 sq m of warehousing but this is intended to be used for the manufacturing process. The 1,453 sq m currently utilized as offices will continue in this use.

4.11 Of the proposed new freestanding buildings the 2 sub stations will total 81 sq m (63 sq m & 18 sq m).

4.12 Externally, most of the landscaping, including a number of established trees along the western boundary will be retained. The opportunity will also be taken to introduce further landscaping within the site boundary as part of the refurbishment and re-development scheme, befitting the location within a well established industrial estate.

Vehicles

4.13 In terms of HGV vehicles it is estimated by Naylor that over a 24 hour period there will be approximately 200 individual movements.

4.14 Car parking/vehicle movements are estimated as follows:

Head Office	-	20	9 am to 5 pm
Plastics (Office)	-	10	9 am to 5 pm
Plastics (Factory)	-	60	12 per shift (4 on/4 off) 6 am to 6 pm &

NB – Car parking estimates are based upon actual numbers required and vehicle movements would need to double to take account of arrival and departures from the site.

4.15 It is estimated that there will be a maximum staff parking requirement of 54, together with a need for 4 visitor spaces. Accordingly, the proposal has accommodated 58 spaces overall. Clearly these estimates do not take account of a reduced requirement as a result of car sharing, public transport usage, cycling or walking.

4.16 The site access/egress point and hardstanding storage yard has been fully tracked (refer to Proposed Site Layout Plans) and this demonstrates that HGV movements can be safely accommodated accessing the site, moving within it and egressing back onto the public highway.

SECTION 5: THE SITE AND SURROUNDINGS

5.1 The subject site of this application extends to around 1.82 Ha and is located on the western side of Valley Road within the Station Road Industrial Estate and forms the north western most edge of the Estate. The Estate is situated mid way between Wombwell and Darfield. Station Road provides access to the A633 (Barnsley Road) and wider road network.

5.2 The eastern boundary of the subject site is formed by Valley Road. Immediately to the south is a unit occupied by BDB (Dismantling) Ltd. An area of green space comprising a running track/stadium and go cart track and area of disused land form the western boundary delineated by a small brook. To the north is a wooded area with a footpath route, where again a small brook runs alongside the site.

5.3 The topographical survey shows that the site is relatively level with the exception of the raised scrub land in the north west corner of the site.

5.4 The surrounding Station Road Industrial Estate comprises an area of around 15.5 Ha of land with a number of manufacturing and storage units and areas of vacant land. It is a popular industrial area and has changed rapidly over the last 30 or so years. The nearest residential properties on Littlefield Lane are located approximately 140 metres from the site boundary.

5.5 Planning applications for the phased development of the industrial estate and the provision of roads and infrastructure date from the mid to late 1970s. Since that time a number of occupiers have utilized the estate undertaking a range of activities mainly manufacturing and storage but with a number of specialist industrial uses.

5.6 At present there is wide and diverse range of occupiers on Station Road Industrial Estate. The main occupier is Safestyle UK who manufacture sealed unit double glazing from premises on both sides of Valley Road. Other manufacturing enterprises on the Estate include Right Logistics who smelt metal into ingots and Rebar Suppliers who produce metal bars and shuttering.

5.7 There are a small number of relatively high technology operators on the Estate. Linac Services provide radiography services to industry, Earlsmere provide IT based labeling and tracking services to the commercial sector and Allen Design Ltd offer a high tech draughtsman service.

5.8 There are a number of specialist companies including BDB Dismantling and Benchmark Scaffolding who provide respectively dismantling and scaffolding services. Cooke Fuels store and supply commercial fuel, Taylor's provide a storage and removals service and VOL supply and store vehicle parts.

5.9 There are a number of vacant sites within the Estate; including land between Safestyle UK and BDB Dismantling which is grassed over and a large, triangular, derelict site across the whole of the eastern boundary of the Estate and with a separate access onto Station Road. We understand that this latter site has a recent planning consent for residential use.

5.10 In summary, the main occupiers on the Estate can be outlined as follows:

Manufacturing	-	Safestyle UK, Right Logistics, Rebar Supplies
Hi-Technology	-	Linac Services, Earlsmere, Allen Design Ltd
Warehousing	-	Taylor's VOL
Specialist	-	BDB Dismantling, Cooke Fuels.

SECTION 6: PREVAILING PLANNING POLICIES

National Planning Policy

6.1 National planning policy is expressed in the National Planning Policy Framework (NPPF) which was issued in March 2012. The NPPF places the promotion of sustainable development at the heart of decision making. The NPPF is a material consideration in planning decisions.

6.2 Supporting economic growth is a fundamental aim of the NPPF. As paragraph 19 notes:

"The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system."

6.3 Further, the NPPF seeks to support a plan-led system. Paragraph 196 is quite specific in this regard:

"The planning system is plan-led. Planning law requires that applications for planning permission must de determined in accordance with the development plan, unless material considerations indicate otherwise."

And, in paragraph 14:

"For decision-taking this means:

- **Approving development proposals that accord with the development plan without delay"**

6.4 Paragraph 14 has further relevance if the development plan is absent, silent or out of date whereby permission should be granted 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;" (My italics).

6.5 With respect to the issue of noise, Paragraph 123 states that planning decisions should aim to;

"avoid noise giving rise to significant adverse impacts on health and quality of life as a result of new development;" (My Italics)

6.6 The proposal has been assessed against the guidance provided by the NPPF and fully accords with its aims and objectives. Therefore the reasonable conclusion is that the proposal is sustainable development for which the presumption in favour of approval is appropriate. As paragraph 187 notes:

"Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area."

Barnsley Unitary Development Plan

6.7 The Barnsley Unitary Development Plan (UDP) was formally adopted in 2000. Despite this being somewhat dated, it still remains relevant since it has not yet been fully replaced.

6.8 The UDP allocates the whole of the subject site within an "Employment Policy Area"; specifically part of the Station Road Industrial Estate at Wombwell (WW5/3). Policy WW5 states that:

"IN ACCORDANCE WITH POLICY ED7 THE FOLLOWNG AREAS AS SHOWN ON THE PROPOSALS MAP WILL REMAIN IN EMPLOYMENT USE"

6.9 Policy WW5/3 Station Road Industrial Estate, Wombwell is defined:

"This is an established industrial estate with a number of manufacturing and storage units and some areas of land available for further development."

6.10 The proposed development therefore accords with the adopted UDP which supports employment uses within WW5/3, Station Road Industrial Estate, Wombwell.

Barnsley Core Strategy

6.11 The Barnsley Core Strategy was approved in 2011. This plan identifies the spatial and strategic policies for the town for the period to 2026. The plan seeks to focus growth

in the town to urban Barnsley and its Principal Towns. Wombwell is identified as a Principal Town and, accordingly, is to be a focus for growth and development. Over the plan period some 21,500 new homes are planned together with 350Ha of new employment land. Wombwell is expected to provide for 2,000 new homes (Policy CSP10) and 10-15 Ha of employment land (Policy CSP12).

6.12 The Wombwell area is also situated within the "Barnsley Growth Corridor", a sustainable corridor of growth which is focused on the eastern half of the borough. The Core Strategy seeks to accelerate economic growth creating 15,000 net additional jobs over the plan period (Objective 5) in order to try and bring the town's employment rate up to the regional average of 75%.

6.13 Policy CSP19 "Protecting Existing Employment Land" seeks to ensure the retention of current employment land for employment uses.

6.14 Policy CSP4 refers to proposed developments which may be affected by flood risk. In accordance with Policy CSP4 a flood risk assessment is required on any site, like the subject land, in flood zone 2 or 3. Similarly, in flood zones 2 and 3 evidence of the application of the sequential test and, if necessary, the exceptions test will be a requirement of any proposal for development.

6.15 With respect to noise pollution, Policy CSP40 requires that if any proposal is likely to cause disturbance then:

"Developers will be expected to minimize the effects of any possible pollution and provide mitigation measures where appropriate."

Barnsley Local Plan

6.16 Barnsley Council has decided to prepare a full Local Plan which will replace both the UDP and Core Strategy once it is adopted. The new Local Plan is at an early stage with a Consultation Draft having been produced for public consultation in late 2014. It is likely to be over 2 years before the plan is formally adopted. Accordingly, the plan has limited weight in terms of guiding and determining planning applications.

6.17 The subject site is shown on the Consultation Draft proposals map as "Urban Fabric", Policy GD1. Policy GD1 supports development within the "Urban Fabric" subject to a number of general planning policy guidelines relating to amenity, compatibility and environmental impact.

SECTION 7: THE PLANNING CONSIDERATIONS

7.1 This section of the statement looks into the planning considerations.

7.2 Given the nature of the scheme it is considered that the proposed change of use to B1/B2 & B8 fully accords with National and Local Planning Policy. The application is compliant with the Council's UDP as the site is situated within an Employment Policy Area. Moreover, the adopted Core Strategy seeks to support economic growth and employment in Wombwell; one of the Principal Towns within Barnsley. The proposal is also compliant with the NPPF, particularly in terms of its support for sustainable economic development which will provide employment in an area of need within an existing large settlement where growth is proposed.

7.3 There is an important recent planning application precedent in respect of the subject site/property; specifically application reference 2009/0490, approved 4 June 2009 and outlined above in Section 3. This proposal, whilst never being implemented, is similar in nature to the current application ie a change of use proposal from B8/B1 to B2/B1. This precedent should be used to guide decision making in respect of the current proposal, particularly since there has been no material policy changes or other material considerations that have occurred in the intervening period to warrant a different approach. Indeed, the aspiration for economic growth set out in the NPPF creates more flexibility to facilitate employment generating development.

7.4 The accompanying reports to the application include a Flood Risk Assessment, a technical specification for the proposed floodlighting and a Noise Impact Analysis.

7.5 The Flood Risk Assessment (Haigh Huddleston) confirms that the site is located predominantly within Flood Zone 2 but only falls within the 0.1% Flood Risk Zone. As industrial use is proposed, this falls within the Less Vulnerable Classification. Paragraph 104 of the NPPF defines the scheme as an application for minor development/change of use and, accordingly, should not be subject to the sequential or exceptions test. Therefore, the development is considered to be appropriate and in accordance with the supporting technical guidance within the NPPF. Specifically, it will not be necessary to attenuate flows from the site or provide storm water attenuation on site.

7.6 A number of drainage recommendations are suggested; provide flood routes across the site, the provision of "oversize" storage pipes and the maintenance of hydraulic flows using a "Hydrobrake" system, for example.

7.7 The technical External Lighting Scheme (Relux) considers, as part of the Naylor Industries brief, the potential for light pollution or spillage from the subject site towards external properties; particularly the houses on Littlefield Lane. The technical submission indicates that such pollution or spillage is minimal and will not have any adverse impact on properties outside of the subject site.

7.8 The Noise Impact Analysis (S&G Garritt Ltd) predicts that, based upon a combination of surveys undertaken at the Naylor plants at Wath and Hyde and around the subject site, the scheme is likely to have an impact on adjoining properties, particularly the houses on Littlefield Lane but only during the night-time. This is as a result of vehicles operating within the yard area which could, if unmitigated, impact upon neighbouring properties during the night. Accordingly, the report recommends that a shiplat boundary fence is provided along the western boundary which, when implemented, will meet the requirements of Paragraph 123 of the NPPF by avoiding any significant adverse impacts. This would meet the first aim of the Noise Policy Statement for England (NPSE). Furthermore, to satisfy the second aim of the NPSE (Paragraph 2.2.4) all reasonable steps have been taken to mitigate and minimise adverse impacts with the proposed western boundary fence whilst taking into account the guiding principles of sustainable development set out at Paragraph 1.8 of the NPSE. The third aim of the NPSE at Paragraph 2.25 seeks to, where possible, positively improve the health and quality of life through the pro-active management of noise whilst taking account of the guiding principles of sustainability. Against this policy context it should be noted that the property already has an unrestricted approval for Class B8 uses and activity of vehicles at night could give rise to substantially greater night time noise than the current proposal and lead to a “significantly adverse’ noise impact on neighbouring properties. Therefore, the proposed mitigation measures would serve to improve the existing noise condition of the neighbouring residential properties and will deliver potential benefits.

SECTION 8: CONCLUSIONS

8.1 In conclusion, the proposal has a number of key benefits. The scheme will bring back into economic use an existing commercial building and provide substantial new jobs and investment in both an area of need and where future growth is planned. Moreover, it will secure the long term future for Naylor Industries plc within the borough.

8.2 We consider that the scheme is in accordance with the development plan policies (Core Strategy Policies WW5, CSP12, CSP19, CSP4 and CSP40) and can be approved without delay in accordance with paragraph 14 of the NPPF. We consider that these policies are consistent with the NPPF. However, irrespective of our view and based on the second test for decision takers to follow when policies are silent or out of date we consider there are no adverse impacts, particularly in relation to night time noise, that would significantly and demonstrably outweigh the benefits of the scheme when assessed against the policies in the NPPF.

8.3 It is considered that there is sufficient separation between the subject site and nearby residential properties, particularly those on Littlefield Lane to ensure that the proposed development will not cause demonstrable harm to their living conditions and this is supported by the Noise Impact Analysis and External Lighting Scheme accompanying the application. Any potential disturbance as a result of night time noise is intended to be mitigated in accordance with the NPPF. The proposal will not bring any adverse impacts to the area from flood risk. All of these matters have been given full and proper consideration and where appropriate the inclusion of mitigation measures in order to ensure that there is no demonstrably negative impact. Accordingly, the Local Planning Authority is asked to approve the application.

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