Planning Potential

Planning Regeneration and Development

DESIGN AND ACCESS STATEMENT

Proposed Site Improvement Works

at

Land adjacent to the
Chestnut Tree Public House,
Barugh Green

On behalf of
ALDI STORES LTD

April 2016

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1.0 INTRODUCTION

1.1 This Design and Access 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. The site was previously marketed for employment uses for which there has been no interest, however, in the meantime, the desirability of the Aldi store has increased. It is therefore proposed to provide overspill car parking to ease congestion at the Aldi store itself whilst increasing the attractiveness of the site for potential future occupiers. The supporting Transport Statement provides the necessary justification for overspill parking.

1.2 The site is located to the west of Barugh Green off Barugh Green Road (A635) which is the main arterial route into Barnsley town centre.

1.3 The application site relates to land adjacent to the Chestnut Tree Public House accessible off Barugh Green Road (A635) in Barugh Green, Barnsley. The site is bounded by Barugh Green Road (A635) to the south, the Chestnut Tree Public House to the east and commercial/industrial properties to the west along Barugh Green Road.

1.4 The site lies directly to the south of the Aldi Foodstore, which is accessible off Claycliffe Road (A637) and will have a pedestrian access road between the car parks which will improve the integration of the site with the wider regeneration site, therefore improving security and manageability.

1.5 The site is currently vacant brownfield land which is heavily landscaped with a mix of mature trees and plants.

1.6 The requirement for Design and Access Statements has arisen in response to the need to promote better quality and more sustainable design in development – an objective embedded in successive national planning policy guidance and confirmed in the National Planning Policy Framework (NPPF) published March 2012.

1.7 The proposed site improvement works comprises of a surface level car park of 43 space and pedestrian link to the approved Aldi foodstore to the north of the site and associated landscaping works.

1.8 This statement takes account of advice in the Department of Communities and Local Governments "Guidance on information requirements and validation" published in March 2010. It addresses amount, layout, scale, landscaping, and appearance in terms of design and use, which is addressed in more detail in the Planning Statement prepared by Planning Potential.

1.9 This statement is to be read in conjunction with all other supporting information as required to form this full planning application.

2.0 DESIGN POLICY AND GUIDANCE

2.1 The Government attaches great importance to the design of the built environment within the National Planning Policy Framework (NPPF) (2012). "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).

2.2 The core principles of the NPPF seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. The application conforms entirely to the principles of the NPPF in that the proposals seek to enable economic development, regenerating a brownfield site in an accessible location which will promote increased choice and competition in employment premises in Barugh Green.

2.3 Design is a key consideration in the determination of an application for economic development whereby proposals should secure a high quality inclusive design. Design policies of the adopted Barnsley Metropolitan Borough Council Core Strategy (2011) seek to achieve good design standards for all types of development.

2.4 Policy CSP 29 'Design' of the Core Strategy seeks to ensure "high quality development that respects, takes advantage of and enhances the distinctive features of Barnsley, including: topography, Green Infrastructure assets, important habitats, woodlands and other natural features views and vistas to key buildings, landmarks, skylines and gateways heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form" (Page 122).

2.5 Development should contribute to place making and be of a high quality, that contributes to a healthy, safe and sustainable environment. This should help to transform the character of physical environments that have become run down and are lacking in distinctiveness, enable all people to gain access safely and conveniently, providing, in particular, for the needs

of families and children, and of disabled people and older people contribute towards creating attractive, sustainable and successful neighbourhoods.

2.6 Aldi consider that where possible, these criteria have been addressed and the proposals provide an attractive sustainable development in keeping with the industrial and commercial surroundings.

3.0 SITE AND SURROUNDINGS

3.1 The total development site extends to (0.78 acres) and currently has outline planning permission for 2 units of B1 Uses with a combined gross internal floorspace of 1,170sqm, which are adaptable to support a range of businesses and associated car parking.

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

3.3 The site is currently vacant brownfield land in an overgrown condition. The history of the site includes an A1 retail use including a Garden Centre, Petrol Filling Station, Shop and Private Residence. The site is heavily landscaped with a mix of mature trees and self seeded trees and plants

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

3.5 The ownership boundary is within a larger site that includes the Chestnut Tree Public House and the Aldi foodstore to the north of the site. Access to the site is primarily from Barugh Green Road (A637) to the south. A pedestrian link is also proposed between the proposed car park and the Aldi Foodstore car park off Claycliffe Road to the north.

4.0 THE SCHEME

4.1 The site is in a prominent position adjacent to the Chestnut Tree Public House which will remain in its current form. It is intended that the proposed site improvement works will be utilised as an overspill car park and to improve the marketability and deliverability of the site with the additional office/B1 units coming forward once an end user has been identified.

Use

4.2 The proposed site improvement works will develop a car park (Use Class Sui Generis) of 43 standard car parking spaces and associated landscaping. This site forms part of a mixed use scheme including the Aldi foodstore (990 sqm net), Chestnut Tree Public House and associated car parking and landscaping.

Amount, Layout, Form and Scale

4.2 The proposed improvement works will consist of 43 standard car parking spaces, accessible via Barugh Green Road and connected for pedestrians to the approved car park for the Aldi foodstore to the north.

Access

4.3 A new vehicular and pedestrian access point will be provided off Barugh Green Road.

4.4 The proposal will incorporate a new pedestrian link across the site connecting the car park and the future office/B1 units, foodstore and Chestnut Tree Public House and the existing public footpaths to the north and south boundary. Contrasting tactile paving and dropped kerbs will be provided to the road crossing points giving safe access.

4.5 The car parking spaces will be **5m by 2.5m** providing a more generous size to ease parking problems in line with council policy. High levels of transparency and visibility will be the approach for the new development with suitable directional signage provided. External areas will be suitably illuminated.

5.0 CONCLUSION

5.1 This Design and Access Statement is submitted in support of a proposal for proposed site improvements in association with the outline consented business units on Barugh Green Road, Barugh Green, Barnsley.

5.2 It is intended that the car park will be used as an overspill car park for Aldi customers until an end user is identified.

5.3 The proposal comprises of 43 standard car parking spaces and associated landscapin. The development will bring vacant brownfield land into use which is currently overgrown and detracts from the streetscape.

5.4 Therefore it is hoped that the proposal will improve the outlook on to Braugh Green Road, creating a fresh, modern and maintained car parking facility and landscaping in association with a mixed use regeneration scheme in the surrounding area.