

## **Wordsworth Properties Ltd.**

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WPWR-MWA-XX-XX-RP-A-0001

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### **Planning Statement**

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Proposed Vehicle Workshop

Wordsworth Business Park

Whaley Road

Barugh Green

Barnsley

S75 1FJ



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## **1. Introduction**

This statement has been prepared by Martin Walsh Architectural in support of an application for the erection of a vehicle workshop by Wordsworth Properties Ltd. This statement will identify relevant planning policy, describe the proposal and conclude on the acceptability of the proposals.

## **2. History**

In 2015, planning permission was granted for 2no. office units on land within the client's ownership but outside of this application's red line boundary.

## **3. Application Documents**

- Full set of drawings
- Flood Risk Assessment
- Phase I Site Investigation inclusive of CMRA
- Transport Statement
- Travel Plan Framework
- Ecology Report
- Acoustic Report
- Drainage Strategy
- Design & Access Statement

## 4. Site Location & Description

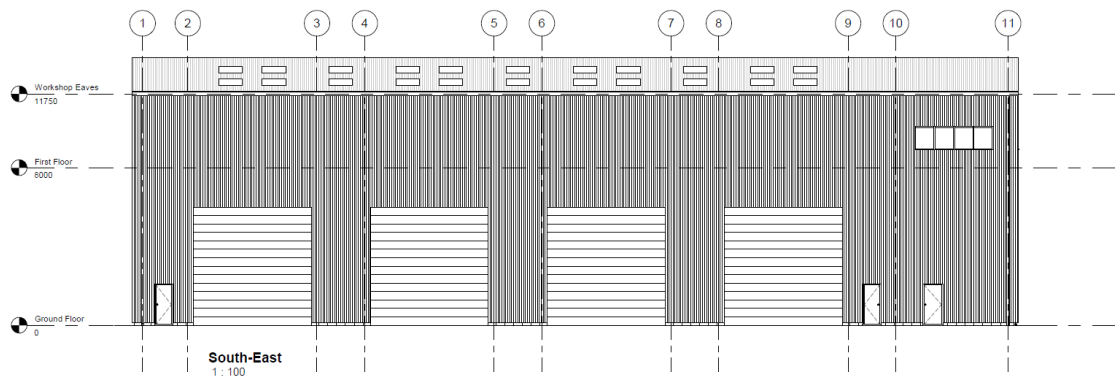
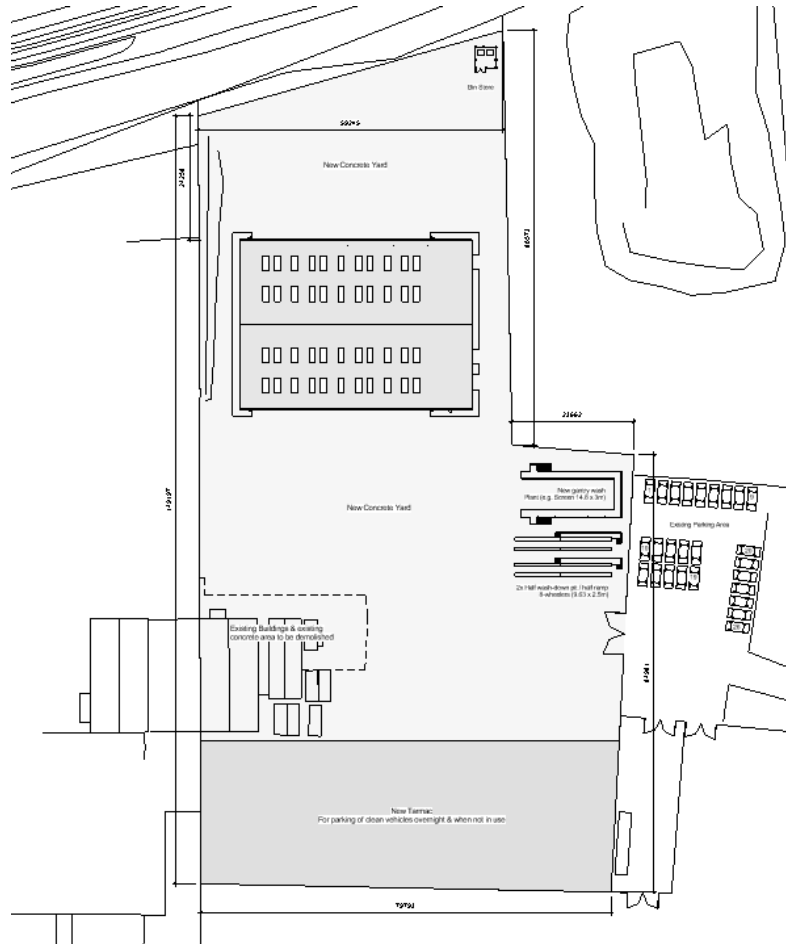
The approximate site is highlighted on the image below:



The application site is to the north of the wider site currently housing older structures and portacabins used as offices, maintenance units and an area of the site for storing and processing materials.

## 5. The Application

It is proposed to erect a vehicle maintenance workshop (including demolition of existing units) as shown on the images below:

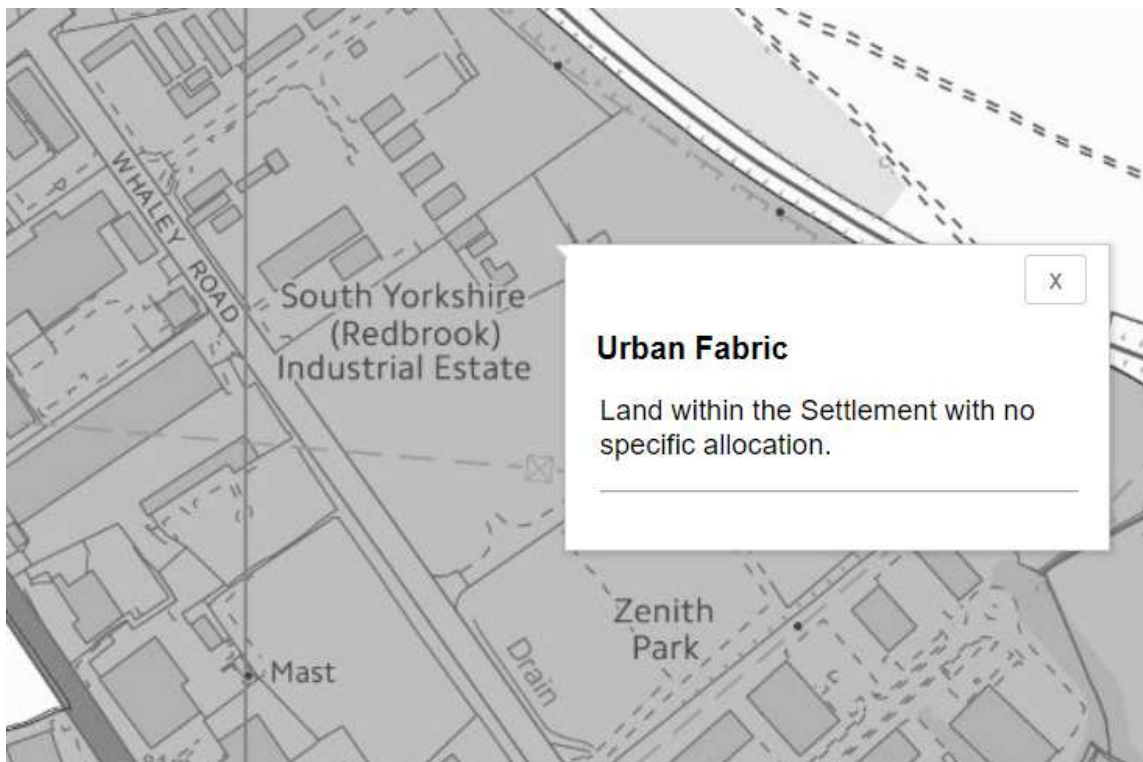


## 6. Relevant Planning Policy

Areas of National and Local Planning Policy have been identified as relevant to this development.

### 6.1. Principle of Development

According to Barnsley Local Plan (adopted 2019) the site is washed over in grey symbolising 'Urban Fabric – Land within the Settlement with no specific allocation' as shown on the extract below:



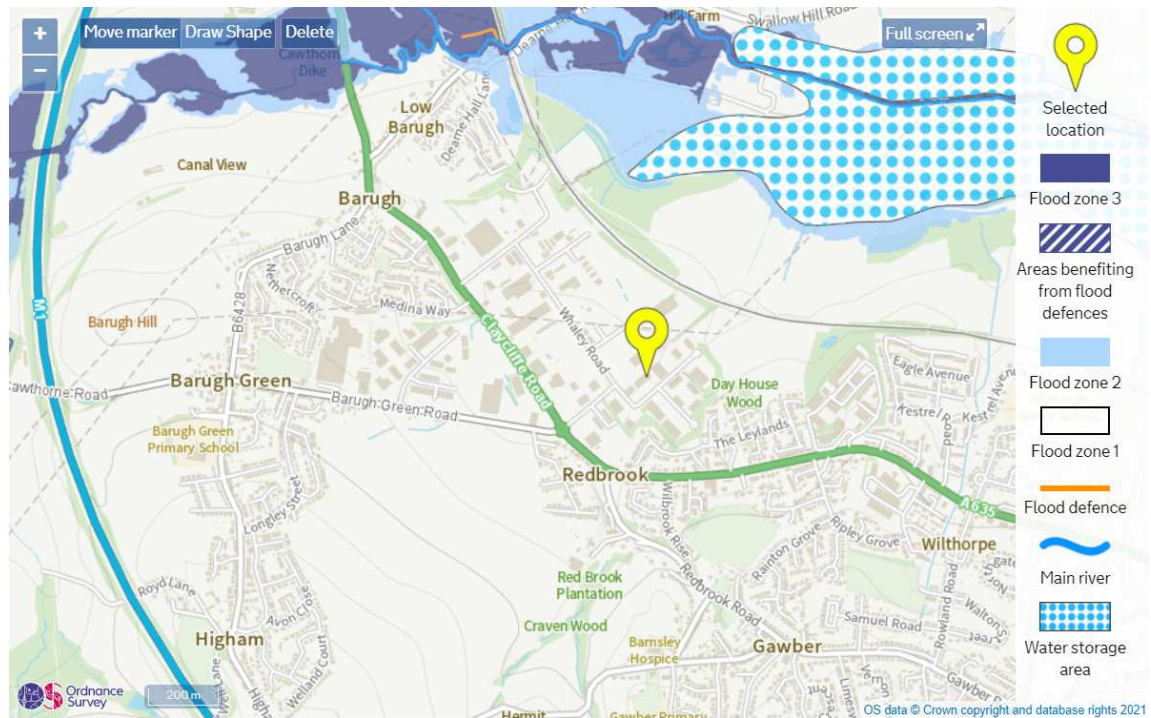
The site has a long-established industrial/commercial use and is located within the South Yorkshire (Redbrook) Industrial Estate. Therefore, in principle, the proposed development is acceptable.

Paragraph 81 (Section 6 – Building a strong, competitive economy) of the National Planning Policy Framework (NPPF) supports this in stating:

**81.** *Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.*

## 7. Flood Risk

The site lies within Flood Zone 1 and therefore has a very low risk of flooding. Nevertheless, a Flood Risk Assessment has been prepared and is submitted as part of this application.



## 8. Highways

A Transport Assessment and Travel Plan Framework has been prepared. This is a specialist area, so it is not intended to cover this in any detail within the Planning Statement.

## 9. Heritage

There are no heritage issues to consider in association with this application.

## 10. Design

A separate Design & Access Statement has been submitted. It is the opinion of MWA that the design, scale and layout of the new development is acceptable in the context of this site and its surroundings.

## 11. Ecology

An Ecological Assessment has been submitted with this application.

## 12. Drainage

A preliminary Drainage Strategy has been submitted with this application.

### **13. Conclusions**

The basis of this application is the erection of a vehicle workshop for the repair and maintenance of vehicles and plant, including demolition of the existing units. The investment will support the existing business.

Submitted with the application are detailed reports on flooding, transport, ecology and other technical matters. The supporting information supports the application.

Policy is complied with and as such MWA's conclusion is that planning permission should be granted.