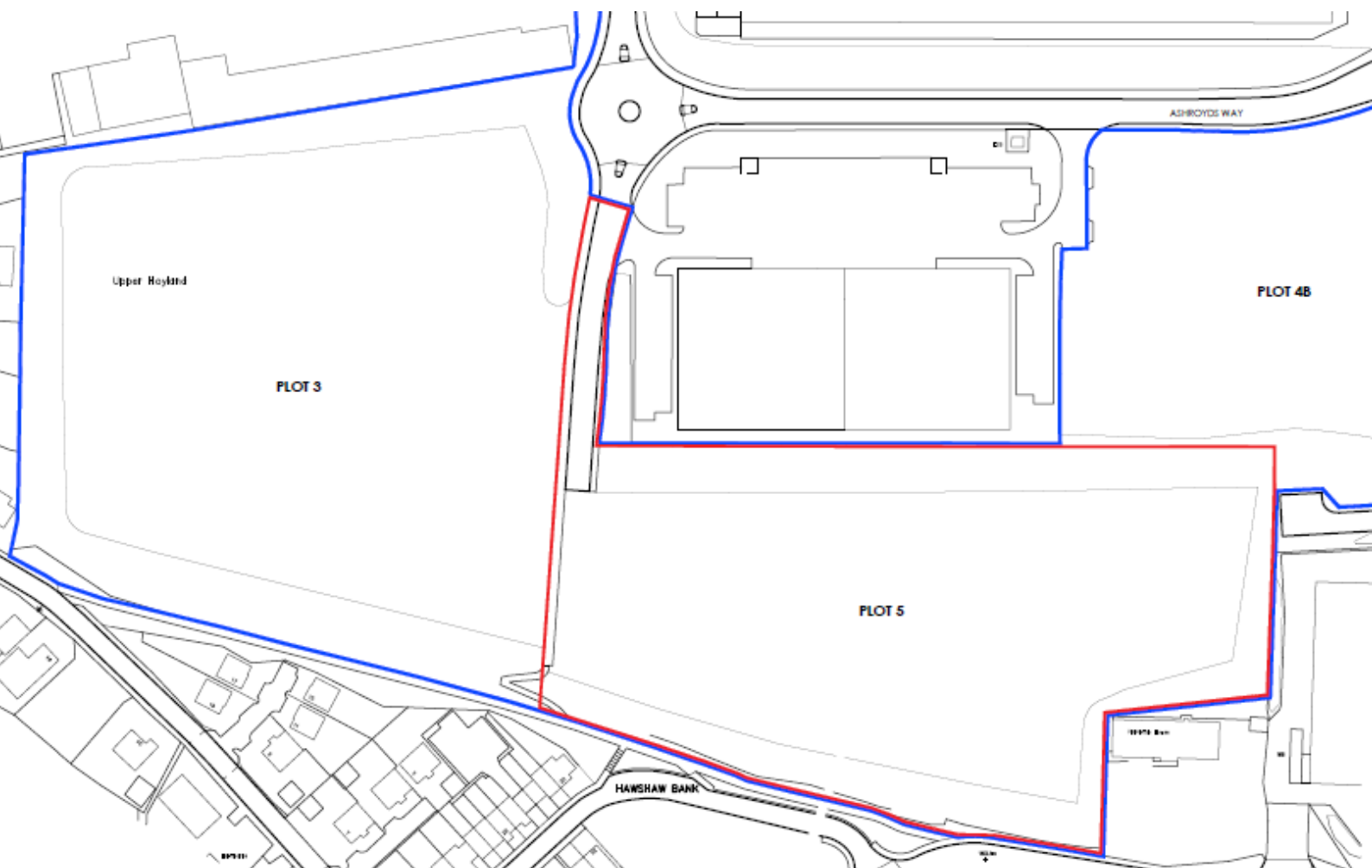


Network Space Developments Ltd

Ashroyd Business Park Plot 5

Planning Statement

5 April 2018



Revision Record

Revision Reference	Date of Revision	Nature of Revision	Author	Checked By
A	05.04.2018	Final review	WM	WM

Report Author	W. Mulvany
Report Date	5 April 2018
Project No.	4153
Document Ref.	P0-TP-SPA-RP-P4153-0001-A
Revision	A

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I. Introduction

I.1. Spawforths have been instructed by Network Space Developments Ltd to prepare and submit a full planning application for Plot 5 at Ashroyds Business Park to the south of the Dearne Valley Way, in Hoyland, Barnsley.

I.2. The proposal seeks to permit employment uses (B1(b), B1(c), B2 and B8) within 4 No. units and comprises:

“Full application for the erection of 4 No. buildings totaling 5,272 sqm GEA (5,199 sqm GIA) for use within Use Classes B1(b) (Research & Development), B1(c) (Light Industry), B2 (General Industrial) and B8 (Storage and Distribution) with ancillary offices and associated access, parking and circulation/ service areas, infrastructure works and landscaping at Ashroyds Business Park, Hoyland, Barnsley”.

I.3. The applicants have taken professional advice from a development team and supplementary information has been prepared in support of the application by the following consultants. This Statement should be read in conjunction with these reports.

- Spawforths
 - Planning Statement
- The Harris Partnership:
 - Location Plan
 - Existing Site Plan
 - Existing Sections in Context 1 & 2
 - Proposed Site Plan
 - Proposed GA Plans Units 5A-D
 - Proposed Elevations Units 5A-D
 - Proposed Roof Plans Units 5A-D
 - Proposed Sections Units 5A-D
 - Landscape Plan
 - Design & Access Statement
- William Saunders
 - Site Levels Strategy Plan
 - Swept Path Analysis Plan
 - Drainage Layout Plan
 - Drainage & Flood Risk Assessment
 - Phase 1 Ground
 - Coal Mining Risk Assessment
- WYG
 - Transport Assessment
 - Interim Travel Plan
- Smeeden Foreman
 - Ecological Assessment

2. Site Context and Development Proposals

- 2.1. The application site comprises of a development plot at Ashroyds Business Park to the south of the Dearne Valley Way, in Hoyland, Barnsley.
- 2.2. The business park is fairly well established with a number of new buildings being constructed and businesses now operating there. There are various business plots that remain vacant and that Network Space Developments Ltd is looking to progress for employment uses.
- 2.3. This application relates to land known as Plot 5 at the Ashroyds Business Park.

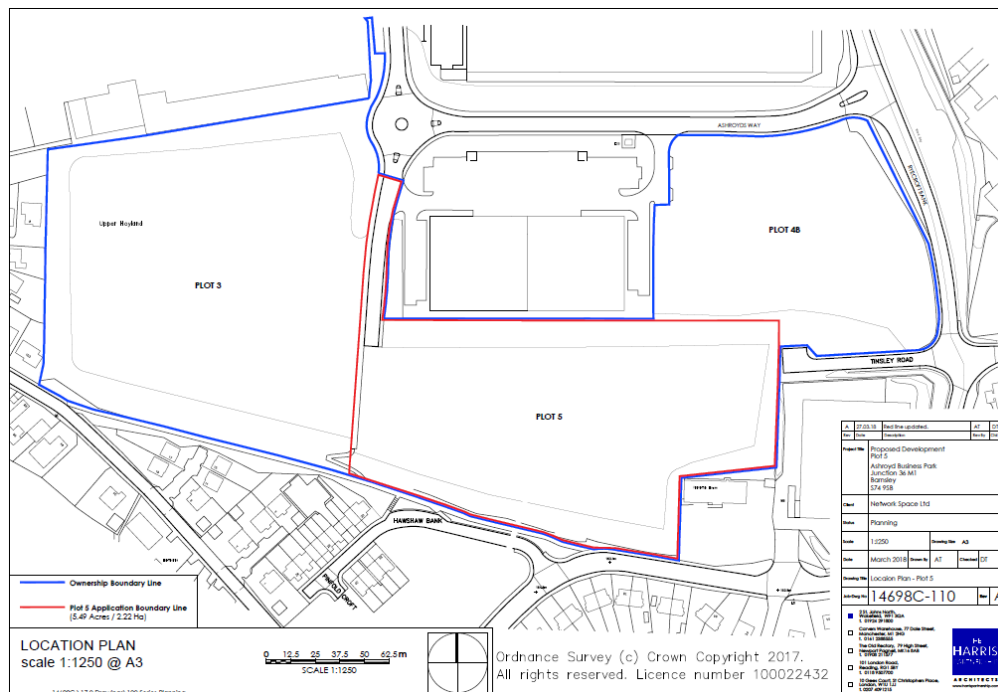


Figure 1 – Site Location Plan

- 2.4. The site is approximately 2 ha in area. It is located in the southern area of the Ashroyd Business Park in the north of Hoyland, Barnsley. The business park is located to the south of the Dearne Valley Way, which provides direct access to J36 of the M1 Motorway.
- 2.5. The site is a relatively flat development plot in the south of the business park, access from the west off a link road from Ashroyds Way, the internal industrial estate road. The roads have been created to provide appropriate access for a range of vehicles as befits a business park location.

- 2.6. To the north is an industrial unit occupied by a self-storage use within a large industrial building. To the north-east is a development plot that is being progressed by the applicants as part of the Sheffield City Region Enterprise Zone that is being progressed in line with an LDO. To the east/ south-east is an industrial building and a two-storey office use. To the south is a residential area set at a higher level than the site, behind semi-mature landscaping. There is vacant land to rear of the site on Hawshaw Bank which was part of the original housing permission. We understand that there is interest in taking the remainder of the site forward for housing, although an application is yet to be submitted. To the west is development Plot 3 of the business park, which is also in the applicant's ownership.
- 2.7. The site sits at a slightly higher level than the adjacent access road. As part of the creation of the development platform, a junction was formed.

Development Proposals

- 2.8. The proposals seek to develop Plot 5 for employment uses in four buildings of varying sizes referred to as Units 5A, 5B, 5C and 5D. The dimensions are as follows:

Unit	GEA (sqm)	GIA (sqm)	Ridge Height (m)
5A	1,029	999	10.7
5B	1,221	1,185	11.25
5C	1,993	2,016	11.6
5D	1,029	999	11
Total	5,272	5,199	

- 2.9. The buildings do not currently have specific end users and so will be for employment uses (Use Classes B1(b), B1(c), B2, B8)) with ancillary offices (Use Class B1(a)).

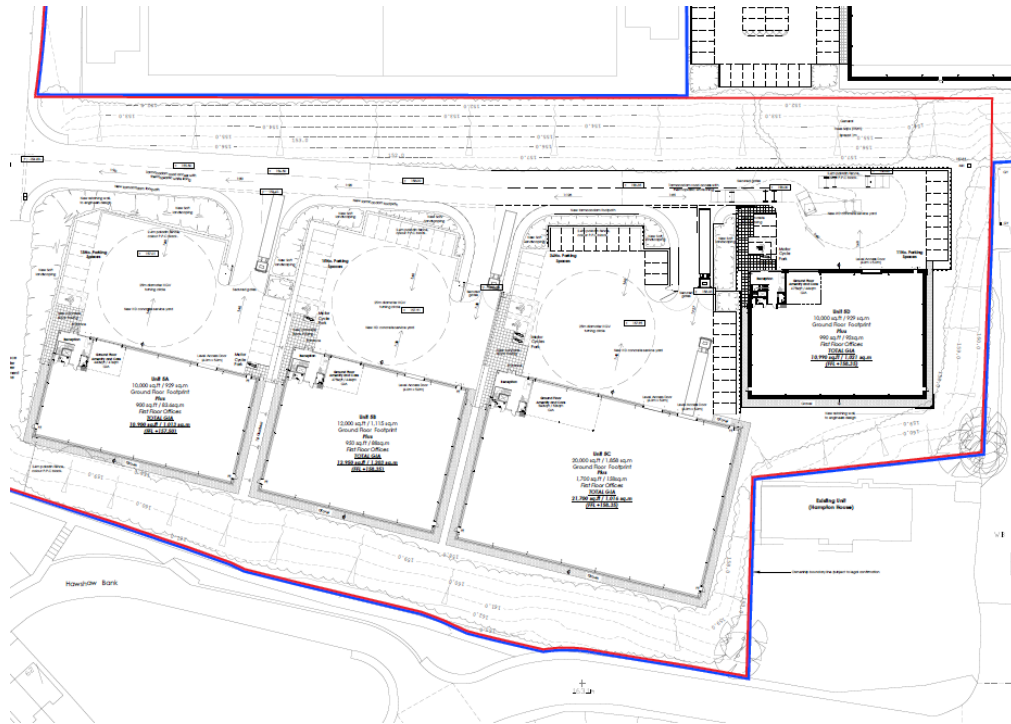


Figure 2 – Site Layout Plan

- 2.10. Access is taken from the western boundary via the existing access junction on Ashroyds Way. The development includes car parking (including disabled parking), motorcycle and cycle parking (to be provided within units) and goods vehicle parking as part of a service yard. There will also be hard and soft landscaping, as detailed on the submitted plans. The buildings will be range in height from 10.7-11.6 metres in height to ridge.
- 2.11. The proposals will retain existing structured soft landscaping to the south. There will also be additional soft landscaping in and around the site to provide a quality development. Alongside this will be a range of hard landscaping treatments including paladin fencing, retaining walls and block paving. The plans package provides details of this.
- 2.12. The units will be provided in contemporary materials to reflect the site context. The design & access statement provides further details of this.
- 2.13. A Noise Assessment has been undertaken by White Young Green to understand the background noise regime for the application site. It has considered the range of employment uses and associated traffic movements as part of a need to achieve maximum flexibility including the need to allow for 24 hour working.

3. Relevant Planning History and Designations

- 3.1. There have not been any recent planning applications on the site, although clearly applications. The most relevant/ recent applications in the vicinity of the site relate to the business part plots. There was a permission granted in 1999:

Application Ref.	Description of Development	Site Address	Decision
B/99/0342/HN	Construction of infrastructure to site including roads, plateaus, drainage, services, landscaping etc.	ASHROYD BUSINESS PARK, PLATTS COMMON.	Granted 25.05.1999

Figure 3 – Planning Application History

- 3.2. The site is not directly affected by natural or heritage-related designations:

Planning Designations / Considerations	Site Address / Proximity to the Site
Conservation Areas	None
Listed Buildings	None
Heritage Assets	None
Ancient Monuments	None
Tree Preservation Orders	None
AONB or Landscape Designation	None
SSIs/SSSIs	None
Ecological Designations	None
Flood Risk Zone	Flood Zone 1
Air Quality Management Area	Not in vicinity of the site. The M1 2 miles to the west is subject to an AQMA
Rights of Way (including PROW, bridleways etc.)	Footpath to the south outside of development area and beyond existing structured soft landscaping

Figure 4 – Relevant Planning Considerations

4. Stakeholder Engagement Summary

- 4.1. Discussion have been held with officers of Barnsley MBC and the Barnsley Development Agency. The principles of what is an employment proposal on and employment allocation in both the UDP and emerging Local Plan. Consideration of proposals includes any potential relationship between the site and residential areas to the south.

5. Statutory Policy Context and Other Relevant Policies

- 5.1. Section 38 of the Planning and Compulsory Purchase Act 2004, states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. This section identifies the planning policies and other material considerations which are relevant to this proposal.

Statutory Development Plan

- 5.2. The statutory Development Plan for Barnsley comprises the Barnsley Core Strategy (2011), the Barnsley Education Sites Development Plan Document (DPD) and the remaining saved planning policies in the Barnsley Unitary Development Plan (UDP) (2000), including the Proposals Map, adopted December 2000.

Site Specific Allocation

- 5.3. The site forms part of the part of the Ashroyds Business Park that is allocated as an employment proposal in the adopted UDP. It forms part of the Hoyland Community Area.

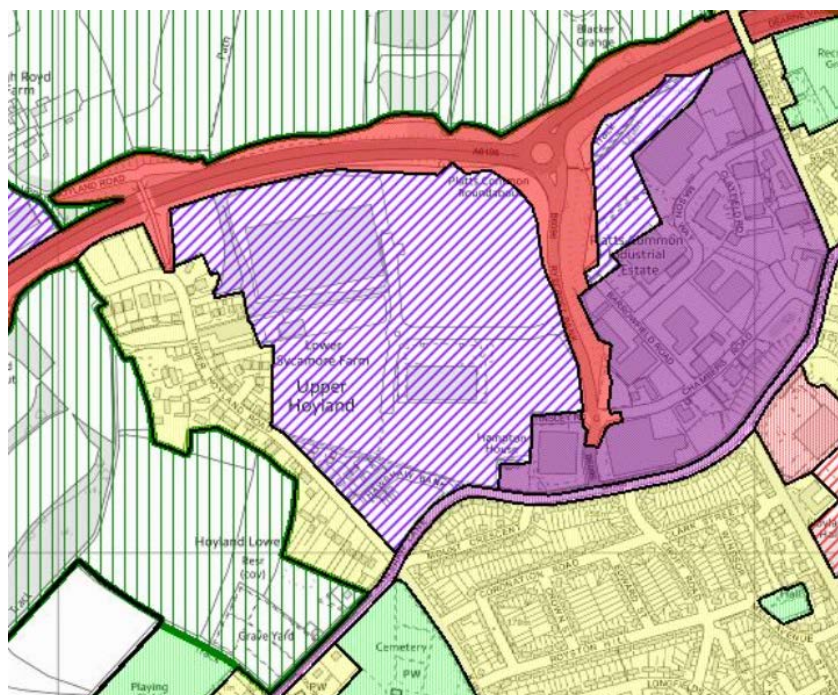


Figure 5 – Extract from Barnsley UDP adopted December 2000

5.4. The Core Strategy and Saved policies in the UDP relevant to this application are as follows:

Policy	Summary
Policy CSP 1	Climate Change
Policy CSP 2	Sustainable Construction
Policy CSP 4	Flood Risk
Policy CSP 5	Including Renewable Energy in Developments
Policy CSP 8	The Location of Growth
Policy CSP 11	Providing Strategic Employment Locations
Policy CSP 12	The Distribution of New Employment Sites
Policy CSP 19	Protecting Existing Employment Land
Policy CSP 25	New Development and Sustainable Travel
Policy CSP 26	New Development and Highway Improvement
Policy CSP 29	Design
Policy CSP 33	Green Infrastructure
Policy CSP 36	Biodiversity
Policy CSP 40	Pollution Control and Protection
Policy CSP 42	Infrastructure and Planning Obligations
Policy HN3, HN3-3, ED1, ED2 (Saved UDP)	Employment Proposals

Figure 6– Relevant Local Plan Policies

National Planning Policy Framework (The Framework)

5.5. The National Planning Policy Framework (The Framework) is a key material consideration as the statement of national policy and should therefore be taken into account and given appropriate weight when assessing this application.

5.6. Adopted as an expression of national planning policy, The Framework sets out the presumption in favour of sustainable development and the Government's key objective to deliver economic development. Where relevant policies are out of date, it states planning permission should be granted.

5.7. In summary, the key elements of The Framework relevant to the proposals are:

- Achieving sustainable development
- Building a strong, competitive economy
- Decision-taking

5.8. Paragraph 17 establishes the core land-use principles that should form the basis of decision taking. These include the need for the planning system to proactively drive and support sustainable economic development to deliver homes, businesses and thriving local places; seek high quality design and good standards of amenity; and encourage the effective use of land by reusing that which has been previously developed.

5.9. The Framework is a key material consideration as the statement of national policy and should be taken into account and given appropriate weight when assessing this Application.

5.10. The Framework paragraphs most relevant to this Proposed Development are as follows:

Para No.	Summary/Issue
Paras 7-9	Three Dimensions of Sustainable Development
Paras 11-16	Presumption in favour of sustainable development
Para 17	Core Planning Principles
Paras 18-22	Building a strong, competitive economy
Paras 29-41	Promoting sustainable transport
Paras 56-68	Requiring good design
Paras 69-78	Promoting healthy communities
Paras 186-198	Decision-taking

Para No.	Summary/Issue
Paras 203-206	Conditions and Obligations
Annex I	Implementation

Figure 7– Relevant Framework Paragraphs

National Planning Practice Guidance (PPG)

- 5.11. The National Planning Practice Guidance (PPG) provides guidance to support the policies within The Framework, and in that sense does not provide additional policy but rather more detailed consideration of how policies within The Framework should be approached and met. The guidance covers all relevant planning policy areas under separate topics and is updated online as and when required.

Other Relevant Policies

Emerging Local Policy

- 5.12. The emerging Local Plan for Barnsley will replace the Core Strategy (2011) and the Unitary Development Plan (2000) providing a composite Local Plan. Once adopted, this document, will be the statutory development plan for Barnsley.
- 5.13. The Council published for consultation their Publication Version in Summer 2016 before submission to the Secretary of State for Communities and Local Government on 23 December 2016. The Examination in Public commenced in May 2017 and is expected to run until Summer 2018. The Council expects the Local Plan to be adopted later in 2018.
- 5.14. The emerging Local Plan seeks to allocate the application site as Employment Allocation HOY7 Ashroyd. The Draft Local Plan includes Green Belt release for employment uses and identifies the issues surrounding the nature and limitations of the Barnsley economy. The new employment proposals are vital to meeting the economic growth needs of the District. The application proposals are consistent with that Policy framework and the draft Plan approach.

Local Supplementary Planning Documents

- Parking Adopted March 2012

6. Reasoned Justification for Proposed Development

6.1. This section evaluates the application proposals against the following issues:

- Compliance with the Development Plan
- Compliance with The Framework
- Need for the Development
- Other Material Considerations
- The Planning Balance

Compliance with the Statutory Development Plan

6.2. As indicated above, Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. It has been established in the previous section that the development plan for the application site comprises the Barnsley Core Strategy (2011), the Barnsley Education Sites Development Plan Document (DPD) and the remaining saved planning policies in the Barnsley Unitary Development Plan (UDP) (2000), including the Proposals Map, adopted December 2000.

6.3. The UDP is a long-standing development plan that was adopted 18 years ago. A large number of Policies were deleted in 2007 by Direction. Certain Policies and allocations were saved until replacement by a new Local Plan. Whilst the Core Strategy was adopted and it replaced a number of UDP Policies, the bulk of land allocations were not revisited in Local Plan terms and hence the UDP allocations are largely unchanged. At its heart, the UDP seeks to promote growth and development in Barnsley including to meet the employment and housing needs of the Borough albeit in a different plan-making context (pre-2004 Act and 2008 Localism Act). The general thrust of the UDP is towards economic regeneration.

6.4. The UDP identified the Ashroyds site as an employment proposal. A number of the plots at Ashroyds have since been completed, although it has taken many years for it to advance. The application proposals comply with the UDP Policies HN3, HN3-3, ED1, and ED2 in seeking

to develop employment units that may be operated for operations falling within Use Class B1(b), B1(c), B2 and B8 uses.

- 6.5. The proposals comprise employment development on an economic proposals site and in this respect meet the requirements of both existing and emerging Development Plan Policies.
- 6.6. With regards to the adopted Core Strategy 2011, it is considered that the development proposals are in compliance with the strategy which seeks to promote economic growth in Barnsley to address the high levels of deprivation and unemployment in the Borough. It complies with Policies CSPI1, CSPI2 and CSPI9.
- 6.7. In terms of detailed design considerations, the proposals are in general conformity with various Core Strategy Policies. The proposals seek to provide quality employment floorspace in a sustainable, accessible location that has been allocated for such uses. It includes hard and soft landscaping including retention of existing structured landscaping. The proposals are therefore in conformity with Policies CSPI1, CSP2, CSP4, CSP25, CSP29, CSP33, CSP36, and CSP40.
- 6.8. Allocations should be subject to regular review and applications for alternative uses should be considered on their merits having regard to market signals and the relative needs of the community. It is clear that several of the UDP allocations and policies could be considered as out of date in terms of time, and potentially as the market has changed considerably. However, the proposals seek to implement employment uses on an employment site to provide jobs that will benefit Barnsley. In the context of the planning balance as set out in Paragraph 14 of the Framework, and against Core Strategy Policy CSD1, we consider that the application proposals fully comply with the UDP and the Core Strategy when considered as a whole.

Compliance with The Framework

- 6.9. The Framework indicates that Development Plans which have been adopted post-2004 (but prior to the publication of The Framework) should carry weight in relation to Section 38(6) of the 2004 Act in terms of their compliance with the policies within The Framework. Where Local Plan policies pre-date the publication of The Framework, the national policy will hold sway in any conflict, whilst post-Framework development plans and policies will be afforded their full weight under the plan-led presumption so long as none of the policies therein are

absent, silent or out-of-date. The Framework is a material consideration in the determination of planning applications. As such, it should be accorded significant weight.

- 6.10. The Framework is underpinned by the need to deliver sustainable development. It sets out economic, social and environmental roles for the planning system. At the core of this approach is the presumption in favour of sustainable development, which as outlined in paragraph 19, is driven by a commitment to support growth:

"The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning must 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."

- 6.11. Paragraph 14 identifies that at the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a 'golden thread' running through both plan making and decision taking. Paragraph 14 states that in terms of decision taking, a presumption in favour of sustainable development means:

- *"Approving development proposals that accord with the development plan without delay;*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - o *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*
 - o *Specific policies in this framework indicate development should be restricted."*

- 6.12. This approach is reinforced through the Framework's Core Planning Principles which state in Paragraph 17 that one of the Principles of Planning is to *"proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving places that the country needs. Every effort should be made objectively to identify and the meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth"*.

- 6.13. The site specific policies for Ashroyds pre-date The Framework. The Core Strategy was formulated and adopted before The Framework was. The UDP was clearly formulated and adopted significantly before the publication of the Framework.
- 6.14. In line with the Framework's approach, the application proposals comprise sustainable development to which the presumption in favour applies. They will provide significant economic benefits both during construction and operational phases. The development will provide a range of benefits including:
- Construction jobs.
 - Business rates
 - Direct and Indirect Employment (up to c.143 jobs FTE dependent on end users)
 - Expenditure from employees
 - Opportunities for skills and training in line with Council strategies
 - GVA of up to c.£5.8m per annum
 - The application proposals will also provide a range of social and environmental benefits including bringing forward land for economic development that has sat empty for many years on a key arterial route to the M1.
- 6.15. The development proposals therefore comply with those parts of the Development Plan that in themselves comply with The Framework.

Para No.	Summary/Issue	Compliance
Paras 7-9	The development proposals provide economic, social and environmental benefits and are sustainable	Comply
Paras 11-16	The Presumption in favour of sustainable development applies	Comply
Para 17	The proposals provide economic benefits in providing sustainable development	Comply
Paras 18-22	The proposals will provide deliver economic development as part of building a strong, competitive economy	Comply

Para No.	Summary/Issue	Compliance
Paras 29-41	The site is sustainably located and will encourage connectivity to sustainable forms of transport. The proposals will not result in a 'severe' impact on the highway network	Comply
Paras 56-68	The proposals have had regard to quality design principles	Comply
Paras 186-198	The Local Authority has worked closely and positively with the applicant to develop the deliverability principles of the scheme	Comply
Paras 203-206	The applicant is and will continue to liaise with the Local Authority with regards to the need for Conditions and Obligations	Comply
Annex I	Consideration has been given to the weight to be afforded to policies in the light of the Framework	Comply

Figure 8 – Summary of Compliance with The Framework

- 6.16. We have shown that the application proposals are in general compliance with the UDP and Core Strategy particularly those parts that in themselves comply with The Framework. The application proposals comply with the provisions of the Framework. In line with paragraph 14 of the Framework, we have indicated that the UDP may be out-of-date, but that the proposals meet the general requirements and as the application proposals comprise “sustainable development”, they should be granted planning permission unless any adverse effects would significantly and demonstrably outweigh the benefits. We set out below that the benefits significantly and demonstrably the potential for any adverse impact arising from the proposals.

Need for the Development

- 6.17. It is identified that there is a need for significant economic growth in Barnsley. Whilst recent improvements have been made in unemployment levels and job density figures, the Borough still lags behind other authorities. The economy is identified as being small and over dependent on the public sector. Many businesses are small and medium enterprises (SMEs) which provide valuable contributions to the economy, but do not provide strong employment multiplier prospects. Job density and unemployment rates have been a key focus for the Council and are at the heart of the emerging planning policy for Barnsley.
- 6.18. Pressure for new development is clear in Barnsley with the emerging Local Plan and its evidence base demonstrating a need for release of Green Belt land to meet needs. The application proposals at Ashroyds deliver employment uses in line with both the existing and the proposed emerging policy and is land in the urban area.

- 6.19. Given the low rate of employment land provision in recent years and the loss of employment land to other uses in Barnsley, this should also be a key driver for supporting the development proposals at Ashroyds, and approving these without delay.
- 6.20. As we have indicated, the site is located in a highly sustainable area with good linkage by a range of means of transport to services and facilities as well as key transport nodes to provide access further afield. The site has also been subject to remediation and preparation for development. The site is therefore suitable, it is available as it is in the control of the applicant and it is viable and therefore deliverable.

Summary

- 6.21. The development proposals have had regard to the development plan. There is a need for the employment development.
- 6.22. The principle of development as presented in the application proposals is acceptable and complies with Policy and the proposals should be approved without delay.

Design

- 6.23. The design evolution for Plot 5 at Ashroyd Business Park is set out in greater detail within the Design & Access Statement that accompanies this application. The design ethos has considered provision of units that are capable of use by a range of employment uses as indicated in the description of development. The design responds to the site characteristics including relationship with boundaries and surrounding uses. The access is taken from an established road layout that formed part of the implementation works for the business park.
- 6.24. The layout allows for appropriate servicing as well as providing sufficient parking for vehicles (including disabled parking), and motorcycle parking. Cycle parking will be provided for within units.
- 6.25. The buildings will be range in height to ridge between 10.7m to 11.6m and will be constructed using a simple palette of contemporary external materials, as detailed in the plan package and the Design & Access Statement.

Other Material Considerations

Highways and Transportation

- 6.26. A Transport Assessment has been undertaken in respect of the site and is submitted as part of this application.
- 6.27. It confirms that the site's location means that the strategic road network can be easily accessed without the need to route through built up residential areas. Access to the proposed development will be via a new priority junction with Ashroyds Way. The four individual units will be accessed via a new internal link road to be installed at the site.
- 6.28. Recent road traffic (personal injury) accident data has been analysed and there is no evidence of an existing highway safety issue on the local highway network. It is considered therefore that the development traffic would have no material impact on the safety of the local highway network. The site is accessible by sustainable modes of transport in compliance with NPPF and local transport policy.
- 6.29. Consideration has been given to the number of parking spaces shown on the plans. As the site is being promoted for a range of employment uses, sufficient parking is provided to meet this (64 spaces).
- 6.30. The traffic generation has been assessed to be low and will not cause any significant impact on the local highway network including nearest junctions (confirmed by junction analysis).
- 6.31. Based on the above, it is considered that there are no highways and transport related reasons why this development should not be granted planning consent.

Ground Conditions

- 6.32. A Phase I Geo-Environmental Report accompanies this submission. The objective of this Phase I investigation is to provide, on the basis of information on historic and recent activities at the site, an opinion of the likely presence of soil contamination arising from historic, recent and current uses on and surrounding the subject site, the potential pathways and the resulting risks to water resources, ecological resources, building materials, onsite and off-site receptors. This report also considers wider potential ground engineering development constraints.

- 6.33. It recommends further site investigation works to consider chemical analysis of soils, ground gas monitoring, and guide foundation design, determine the level of groundwater and determine infiltration rates.
- 6.34. A Coal Mining Risk Assessment has been undertaken and accompanies this submission. It identifies that the site is in an area that has been worked in the past but not since 1976. Therefore any ground movement should have ceased. There are no surface mine workings or coal mine entries nearby.
- 6.35. The development can proceed subject to the more detailed investigation works being undertaken.

Flood Risk and Drainage

- 6.36. The site is in Flood Zone 1. A Drainage Strategy including Drainage Strategy Plan are submitted as part of this application.
- 6.37. The site has been subject to enabling works across the wider Ashroyd Business Park includes foul water systems and an off-site attenuation pond for surface water drainage.
- 6.38. It is concluded that the proposed development is not at risk of flooding from fluvial, tidal or any natural or artificial water bodies. The development will generate quantities of surface water runoff which could pose flood risk to the development itself or to its neighbours, unless appropriate design and management measures are taken. The surface water runoff generated by the proposed development will be managed in a manner which will ensure no risk of flooding or increased risk to surrounding properties, at present and taking into account allowances for future climate change.
- 6.39. The residual risks from surface water and infrastructure failure will be addressed by consideration of flood flow routes through the development. Floor levels to be set to minimise the flood risk from adjacent areas at risk from surface water flooding.
- 6.40. There are no reasons to refuse the proposals on the grounds of drainage or flood risk.

Ecology

- 6.41. An ecology report is submitted as part of this application. It has assessed both the application plot and the adjacent land. A range of sources were consulted and the assessment included

Phase I habitat survey, HIS and eDNA analysis of ponds within 500m to assess the presence/absence of great crested newt, and bat activity surveys.

- 6.42. The report identifies that there are no statutorily designated sites within 2km of the proposed development site. There are various Local Wildlife Sites in the area surrounding the business park, although none are immediately adjacent to it.
- 6.43. The Phase I habitat survey identifies the development plot and existing landscape planting. It notes that on the periphery is a wet ditch. A survey was made for great crested newts which identified a likely absence due to a below average suitability and a negative result for eDNA. A bat activity survey was carried out which identified some foraging and commuting potential with only limited activity recorded with the only bats recorded being common pipistrelle.
- 6.44. The report concludes that the development may proceed without undue harm and recommends various measures such as protective fencing to the existing landscape belt during construction and consideration of lighting to limit harm.
- 6.45. There are no reasons to refuse planning on the grounds of ecology.

Noise

- 6.46. A noise assessment has been undertaken and is included as part of this submission. It considers the existing noise environment in and around the site. A baseline noise survey was undertaken and the results were used to verify predictions of the short-term and long-term effects of noise associated with the proposed development. The noise levels from the proposed development have been predicted at local representative receptors using CADNA noise modelling software which incorporates CRTN and ISO 9613 methodologies and calculations.
- 6.47. It considers daytime and nighttime noise levels in the context of noise that may arise from the proposed development, particularly in respect of sensitive receptors, namely housing to the south and south-west.
- 6.48. The assessment shows that noise levels from deliveries are predicted to be below or around background noise levels during all daytime and night-time periods. At receptors R8 and R9, noise rating levels are predicted to be 10 dB above background noise levels. Therefore,

predicted noise levels do not exceed the SOAEL and, including consideration of absolute noise levels, proposed deliveries will not have a significant impact.

- 6.49. An assessment of impact from car parking areas has concluded that the predicted noise levels at all existing receptors fall within the LOAEL. When the differences between the 'existing' and 'proposed' ambient noise levels are compared, the impact of the proposed development is 'negligible' at all existing receptors during the daytime and night-time periods. The predicted changes are less than 3 dB at all receptors and fall within the LOAEL at all existing receptors.
- 6.50. The development is considered to have a negligible effect on local access to areas of tranquility. In considering the NPPF test in section 123, points A & B. The proposed development is not expected to have an 'adverse impact' on health or quality of life.
- 6.51. It is considered that the development should not be refused on the grounds of noise impact.

Landscape, Arboricultural and Green Infrastructure

- 6.52. As identified on the Landscape Plan that accompanies this application, existing landscaping will be retained on the southern, northern and western boundaries. The site itself is a cleared development plot and will be enhanced through additional planting in and around the proposed unit plots.
- 6.53. There will be tree planting supplemented by shrub planting including mixed native hedge and semi-native boundary planting to complement the existing planted areas on the periphery.
- 6.54. The development will not cause harm to the existing peripheral planting and the proposed planting will enhance the site to create a quality employment location from an aesthetic point of view, but also provide managed areas that will enhance biodiversity.
- 6.55. The application proposals are acceptable in this regard.

Planning Balance

- 6.56. Section 38(6) of the Planning and Compulsory Purchase Act 2004, states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

6.57. This section draws together the assessment section of this report and demonstrates how the scheme complies with the development plan and the weight to be attached to other material policy considerations.

6.58. The application proposals are in accordance with those parts of the adopted development plan which are themselves in accordance with national policy.

The material issues that weigh in favour:

6.59. The material issues that weigh in favour of the application proposals are:

- The proposed development will provide 5,272 sqm of employment floorspace falling within Use Classes B1(b), B1(c), B2 and B8 to serve Barnsley. The development will provide a significant contribution to the employment land requirement for Barnsley and the job density and employment deficit as well as contributing to economic growth. The proposals are submitted in full with occupier interest which indicates the level of commitment that the applicant is willing to make in these proposals. Therefore, **SIGNIFICANT** weight must be afforded to the scheme.
- The development will lead to the creation of construction jobs (FTE) during the build period and 150 direct jobs and potential for indirect jobs off-site during the operational phase. The site will provide approximately £120,000-£180,000 in business rates and represents a potential future contribution of up to c.£5.8m GVA for the local economy. **SIGNIFICANT** weight must be afforded to this factor.
- The development will provide quality employment development at a key business park on a key highway network linked to the M1. **MODERATE** weight may be afforded to this factor.
- The proposals will provide managed planted areas that will provide both aesthetic and biodiversity benefits. **MODERATE** weight may be afforded to this factor.

The Adverse Impacts

- 6.60. The material issues that are considered to weigh negatively in the planning balance with regards to the application proposals are:

- Consideration has been given to surrounding uses including residential amenity in respect of land to the south. The proposals are being submitted in the context of a longstanding allocation for employment uses. It has been determined by the various technical reports that support this application that the proposals may be delivered and operated without significant adverse impact to residential amenity. In this regard only **LIMITED** weight may be afforded to this consideration.
- The proposals will have environmental impacts on the vicinity in terms of traffic generation and construction of buildings with associated hardstanding. It will provide soft landscaping. Consideration has been given to ecological impact which has been determined to be negligible and development is appropriate. The impacts are not considered to be significant as they are delivering development in line with the intended land use. In this regard only **LIMITED** weight may be afforded to this consideration.

The Balance

- 6.61. The application proposals are considered to sustainable development within the meaning set out in The Framework. The proposals will provide economic, social and environmental benefits and will provide an important and positive contribution to the Hoyland/ Barnsley economy.
- 6.62. The proposals are generally in accordance with those elements of the development plan which are in themselves consistent with national policy. The development plan allocation and related Policies are longstanding and certain policies are out of date. However, whilst the weight that

may be afforded the plan may diminish, in the context of these application proposals which will deliver employment uses on an employment allocation, there is no material conflict..

- 6.63. In light of the above, it is considered that the limited adverse impacts of granting planning permission would **NOT** significantly and demonstrably outweigh the benefits and hence that planning permission should be granted in this case, without delay.

7. Summary and Conclusions

7.1. This Planning Statement has identified that the proposals at Ashroyds Business Park comprise sustainable development in the definition of The Framework as providing a development proposals that provides a mechanism by which economic development may come forward on a site that has recently had a difficult history and the original UDP development has not been realised. The application has been designed to reflect the changing nature of the local characteristics and will provide an appropriate sustainable development that will benefit Barnsley in a number of ways.

7.2. We respectfully request that the application proposals for the site are supported by the Local Planning Authority and Members since:

- The proposals accord with the general thrust of the Development Plan and The Framework
- The proposed development will provide 5,272 sqm of employment floorspace falling within Use Classes B1(b), B1(c), B2 and B8 to serve Barnsley. The development will provide a significant contribution to the employment land requirement for Barnsley and the job density and employment deficit as well as contributing to economic growth.
- The proposals will contribute business rates of £120,000-£180,000 in business rates, subject to specific calculations
- The development will provide both direct and indirect jobs during the construction and operational phases
- The proposals constitute sustainable development in a sustainable location and will support the basis for sustainable patterns of transport

- The scheme will bring forward unfulfilled development land on a key location linked to the M1
- The proposals will address a range of technical and environmental issues to the benefit of the site and the surrounding area

7.3. Since the Application Proposals comprise “sustainable development”, and they are generally in accordance with the development plan then they should be “approved without delay” (paragraph 14 of the Framework). Where there is tension with the development plan, it has been concluded that the relevant policy may be “out of date” and hence the weight to be accorded to it is diminished. It is clear from the Planning Balance that the limited adverse impacts of granting planning permission would **NOT** significantly and demonstrably outweigh the benefits and hence that planning permission should be granted in this case.

7.4. In light of the above, we respectfully request that the Application proposals for Plot 5 at Ashroyds Business Park are supported by the Local Planning Authority.