

Jarvale Construction

Jacquet, Tankersley

Supporting Planning Statement

FINAL

July 2023



Revision Schedule

Jacquet, Tankersley

Supporting Planning Statement

July 2023

Doc Ref: JCL-1688-01-PS-001

REV	DATE	STATUS	PREPARED BY	REVIEWED BY	APPROVED BY
-	18 th July 2023	First Issue	Calum Reford, BSc (Hons), MSc.	Lee Barnes, BSc (Hons), MCIHT	Lee Barnes, BSc (Hons), MCIHT

REVISION NOTES	

This document has been prepared in accordance with the scope of Inspire Design & Development Ltd's (Inspire) appointment with its client and is subject to the terms of that appointment. It is addressed to and for the sole and confidential use and reliance of Inspire's client. Inspire accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided. No person other than the client may copy (in whole or in part) use or rely on the contents of this document, without the prior written permission of the Company Secretary of Inspire. Any advice, opinions, or recommendations within this document should be read and relied upon only in the context of the document as a whole. The contents of this document do not provide legal or tax advice or opinion.

© Inspire Design & Development Ltd 2023

Inspire Design & Development Ltd
Unit 2A
Church View Business Park
Coney Green Road
Chesterfield
Derbyshire
S45 9HA

Tel: 01246 864467

www.inspiredesigngroup.co.uk

CONTENTS

1.0	INTRODUCTION	3
2.0	SITE DESCRIPTION	4
3.0	SITE HISTORY	6
4.0	PROPOSED DEVELOPMENT	7
5.0	PLANNING POLICY CONTEXT	8
6.0	PLANNING CONSIDERATIONS	11
7.0	CONCLUSIONS AND RECOMMENDATIONS	14

1.0 INTRODUCTION

- 1.1 Inspire Design and Development have been instructed to prepare a Supporting Planning Statement to accompany and support the planning application to Barnsley Metropolitan Borough Council for the proposed erection of a new storage and manufacturing warehouse building and operations yard for the Jacquet Factory, Wentworth Way, Tankersley, S75 3DH.
- 1.2 The proposed development seeks to extend the current operations at the Jacquet facility to erect a 2,000sqm Storage and Manufacturing Warehouse (Class B1/B2/B8) on land immediately to the south of the existing factory building.
- 1.3 This Planning Statement describes the site location and planning policy context and explains the proposed scheme and why it complies with relevant planning policies and other material considerations. The Statement should be read in conjunction with the Design & Access Statement (JCL-1688-01-DAS-001) prepared by Inspire Design and Development.

2.0 SITE DESCRIPTION

- 2.1 The site is located within the Wentworth Industrial Estate on the outskirts of Tankersley, with a site area of approximately 1.6ha. The site is accessed off an unnamed road which connects to Wentworth Way, 37m to the west of the site access.



Figure 1 - View into Site Access off Wentworth Way.

- 2.2 The site is bounded to the north and west by other light industrial units which form part of the Wentworth Industrial Estate, which are of a typical construction for a modern light industrial estate. The neighbouring properties have similar characteristics such as surface parking and areas of hardstanding, metal cladding, with some retaining walls and 2m high metal fencing present along much of Wentworth Way.



Figure 2 - View of site looking north from the A61.



Figure 3 - Looking east on Wentworth Way.

- 2.3 To the south and east of the site boundary, the site is bounded by dense flora and fauna, which forms part of the Plantation Woods. The dense trees provide effective screening of the site from the A61 and parts of Wentworth Way. The Plantation Woods are designated within the Barnsley Local Plan as a Nature Conservation Site, and forms part of the Barnsley Greenbelt.
- 2.4 At present, the site contains the existing 3,000sqm factory building and 3,975sqm of hardstanding which is used for employee car parking and outdoor storage. An area of mown grassland with some small shrub planting exists at the site entrance.
- 2.5 To the southeast of the existing factory building, the site consists largely of an area derelict hardstanding which has not been utilised by the existing operation. However, as the business continues to expand, additional space is required for storage and operations.

3.0 SITE HISTORY

3.1 The applications listed below, using the Council's online public access system, provide an overview of the planning history of the Jacquet site.

- B/77/1605/WO – Erection of 2no. warehouse buildings; each 85,000sqft., together with associated car parking, service area and ancillary accommodation with 33% of the building being used for retail sales.
- B/81/0561/WO – Erection of 108,000 sqft. Industrial/warehousing units.
- B/88/1176/WO – Erection of workshop and offices (amended scheme).
- B/91/1140/WO – Erection of workshop/factory unit.
- B/01/1415/WO/AD – Display of illuminated pole-mounted sign.
- B/03/1174/WO – Erection of 4no. B1 Industrial units.

4.0 PROPOSED DEVELOPMENT

- 4.1 The planning application submitted to Barnsley Metropolitan Borough Council seeks full planning permission for the erection of a 2,000sqm B2/B8 Manufacturing and Storage Building on land immediately to the south of the existing building.
- 4.2 Jacquet is the largest independent stainless-steel profiler in Europe, with their UK operations headquartered in Tankersley, South Yorkshire. The company is committed to investing in equipment and jobs within the UK, with 97% of the material supplied last year, processed in the Tankersley factory.
- 4.3 The proposed development seeks to provide additional storage and workshop space for the expanding Jacquet facility and make use of the current undeveloped land within the site curtilage which currently serves no economic purpose.
- 4.4 Details of the proposed development, including layout and scale are available in the drawings prepared by Southgate-Sarabia Architects. A drainage strategy has also been prepared by Inspire Design and Development (doc ref: JCL-1688-01-DS-001).
- 4.5 The proposed development will take access from the existing access off Wentworth Way, which serves the existing building and car parking.
- 4.6 To achieve appropriate levels on the site, finished floor levels has been set to achieve in accordance with the assumed finished floor level of the existing building at +154.7m AOD.

5.0 PLANNING POLICY CONTEXT

Barnsley Local Plan (Adopted 2019)

5.1 The Barnsley Local Plan was formally adopted by the Council in January 2019, replacing the previous Barnsley Core Strategy. In accordance with Planning Law, applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

5.2 Therefore, the most relevant Local Plan policies are listed below:

- SD1 – Presumption in favour of Sustainable Development.
- GD1 – General Development.
- LG1 – City Regions
- LG2 – The Location of Growth
- E1 – Strategic Employment Locations
- ES21 – Wentworth Industrial Park, Tankersley
- E3 – Uses on Employment Land
- E4 – Protecting Existing Employment Land
- T3 – New Development and Sustainable Travel
- T4 – New Development and Transport Safety
- BIO1 – Biodiversity and Geodiversity
- CC1 – Climate Change
- CC2 – Sustainable Design and Construction
- CC4 – Sustainable Urban Drainage Systems

- 5.3 A review of the online Planning Policy Map for the Barnsley Local Plan shows the site to be within an Existing Employment Site of the Wentworth Way Industrial Estate.
- 5.4 The overarching policy for this development is LG1 City Regions. The Council recognises that Barnsley sits within the functional economic areas of Leeds City Region and the Sheffield City Region, as well as economic benefits of Barnsley's location to the Manchester City Region.

POLICY LG1: City Regions

We will support the economic growth agenda of Sheffield, Leeds, and Manchester City Regions. We will seek to maximise the opportunities and benefits of Barnsley's favourable location in the region and the favourable economic position of sitting within two City Regions.

National Planning Policy Framework (NPPF) 2021

- 5.5 Central to the NPPF is the presumption in favour of sustainable development. Paragraph 7 of the Framework sets out the overarching goal of the planning system, which is to achieve sustainable development.
- 5.6 To achieve sustainable development, the NPPF sets out three objectives which are interdependent and need to be pursued in mutually supporting ways in order to secure net gains across each objective:
- An Economic Objective – *to help build a strong, responsive, and competitive economy by ensuring sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity, and by identifying and co-ordinating the provision of infrastructure.*
 - A Social Objective – *to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built*

environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being: and

- An Environmental Objective – *to contribute to protecting and enhancing our natural, built, and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

- 5.7 Paragraph 9 of the NPPF explains that these objectives should be delivered through the preparation and implementation of plans and the application of the policies in the NPPF; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but should take local circumstances into account, to reflect the character, needs and opportunities of each area.
- 5.8 Paragraph 81 sets out how planning policies should help create 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 local business needs and wider opportunities for development.
- 5.9 Paragraph 111 explains that the development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

6.0 PLANNING CONSIDERATIONS

Principle of Development

- 6.1 The NPPF policies indicate the Government's clear intention that Local Planning Authorities should be supporting growth of all types of business in order to build a strong, competitive economy. Therefore, Local Planning Authorities should take a positive approach to development within existing and allocated employment areas.
- 6.2 The site forms part of the Wentworth Industrial Estate – an existing and well-established employment area within Tankersley. The proposed development seeks to provide additional facilities required by the company due to its continued expansion within the UK economy, in which the company is seeking to invest in its facilities and employment opportunities with 15 new jobs to be created from the expansion. Thus, providing significant benefit to the local economy.
- 6.3 Therefore, the economic benefits of the proposed development should be given significant weight in favour of granting permission.

Ecological and Greenbelt Impact

- 6.4 It is recognised that the south and east boundary of the site is adjacent to the Potter Holes Plantation, which is recognised as having biodiversity and geological value. Potter Holes Plantation is allocated within the Barnsley Local Plan (Site LNR6) as a Local Nature Reserve, a semi mature sycamore plantation. The site is managed for wildlife conservation and public recreation and is particularly important to the local community and for breeding birds. The plantation also forms part of the Barnsley Greenbelt.
- 6.5 To assess the full impact of the development on the Plantation, a Preliminary Ecological Assessment has been prepared by RPS Group. In accordance with requirements for net gains in biodiversity, a Biodiversity Net Gain Assessment was also prepared by RPS Group. The assessment used the standard matrix assessment provided by Natural England, and concluded an on-site net gain of 17% can be achieved post-development.

Traffic and Transport

- 6.6 The means of access to the proposed development would be via the existing access of Wentworth Way. At present, the site is served by 1no. HGV movement, providing fortnightly delivery to the site, with 1no. LGV movement per day. In addition to this, commuting traffic from employees also occurs.
- 6.7 While the proposed development seeks to expand the facility's storage and manufacturing capability, there is no intention for the number of deliveries and collections by HGV traffic to be increased. While 15no. new jobs are to be created, it is not considered that these new jobs would have a material increase in vehicle trips on the public highway network, which would otherwise be contrary to Paragraph 111 of the NPPF.
- 6.8 Sufficient car parking provision will be made in accordance with the Council's Parking Standards documents. In addition to car parking, frequent bus services operate from a bus stop opposite the development site on Wentworth Way. Regular bus services provide access to the site from Barnsley Town Centre, Stocksbridge, Wombwell and Chapeltown.
- 6.9 Paragraph 111 of the NPPF states *"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe"*. The proposed development is not considered to be contrary to Paragraph 111.

Drainage and Flood Risk

- 6.10 A review of the Environment Agency's *Flood Map for Planning* shows the site is within Flood Zone 1. Therefore, flood risk has not been assessed any further.
- 6.11 Drainage details of the proposed development are shown on the drawing JCL-1688-01-DR-001 *Drainage General Arrangement*. It is proposed that surface water runoff will be collected from the proposed storage yard and warehouse via a new surface water system, which will adopt Sustainable Urban Drainage features to manage and remove

pollutants. The proposed drainage system will connect into the existing surface water system under Wentworth Way.

- 6.12 Following adoption of the proposed Drainage Strategy contained within JCL-1688-01-DS-001, surface water will be adequately managed to prevent surface water flooding at the site, or elsewhere.

7.0 CONCLUSIONS AND RECOMMENDATIONS

- 7.1 The proposed development seeks to expand the existing operation at the Jacquet UK factory which sits within the Wentworth Industrial Estate, Tankersley. The development seeks to provide numerous benefits to the local economy, which will allow the organisation to maintain its presence within the borough, while investing in 15 new jobs.
- 7.2 It is considered that the proposed scheme achieves the sustainable development goals set out in the NPPF, providing an economic benefit to the local economy.
- 7.3 The proposal has been carefully designed to consider the wider impacts on the local area, including how it interacts with the existing surrounding buildings within the Wentworth Industrial Estate, and its interaction with the protected Potter Holes Plantation.
- 7.4 The proposed scheme is considered to be compliant with the relevant Local Plan policies set out within paragraph 5.2, in particular policy LG1 which seeks to promote growth strategies of the Sheffield City Region and the Leeds City Region, as the Local Planning Authority recognises the strategic location of Barnsley in two economic regions.
- 7.5 It is considered that the proposed development will not impact on the setting, or ecological status of the Potter Holes Plantation, with the loss of the existing derelict land on the site being outweighed by its use for economic growth.
- 7.6 The proposed development will not have a material impact on the local highway network which would be considered to be unacceptable or have residual cumulative impacts which could be considered to be severe, in accordance with Paragraph 111 of the NPPF.
- 7.7 For these reasons, it is considered that the benefits of the proposed development significantly outweigh the likely concerns and therefore support for this development from Barnsley Metropolitan Borough Council is encouraged.