

BALMORAL TANKS LIMITED

PROPOSED INDUSTRIAL AND
ASSOCIATED OFFICE FACILITIES AT
BARROWFIELD ROAD, THURNSCOE
BUSINESS PARK, THURNSCOE, S63
0BH



PLANNING STATEMENT

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Ryden LLP
25 Albyn Place
Aberdeen
AB10 1YL
Tel; 01224 588866
Fax; 01224 589669

Contents

- 1.0 Introduction**
 - 2.0 Background**
 - 3.0 Proposal**
 - 4.0 Site History**
 - 5.0 Planning Considerations**
 - 6.0 Economic Considerations**
 - 7.0 Public Consultation**
 - 8.0 Conclusions & Recommendation**
- Appendices**
- 1. Local Plan Ecological Assessment**
 - 2. SBEM Report and Calculations**
 - 3. BREEAM Preliminary Assessment**

1.0 INTRODUCTION

- 1.1 Ryden LLP act as agents for Balmoral Tanks Limited and their parent company, Balmoral Group Holdings Limited. Balmoral Group Holdings Limited acquired the business of Galglass Limited, and their premises at 321 Haugh Lane, Wombwell, from administration in 2015.
- 1.2 Balmoral continue to operate the business, under the name of Balmoral Tanks from their existing premises at Wombwell. The company presently employs around 50 people, half of whom are employed on site at the manufacturing facility and the remainder involved in the installation of manufactured products off site.
- 1.3 The company's existing premises at Wombwell are constrained in terms of the layout of the site and the configuration of buildings. Storage space is also limited. The existing site extends to 1.57 hectares (3.88 acres) or thereby and lies within a predominantly residential area. The site is bound on three sides by residential development, the most recent of which was completed in the last 10 years.



Existing Premises at 321 Haugh Lane, Wombwell

- 1.4 The site is fully developed and the fact that it is bound by housing restricts the potential for further growth. The presence of that housing also imposes limitations on the operation of the business. Limited parking is available on site and the configuration of the access from Haugh Lane limits HGV movements.
- 1.5 Having now secured the business and embarked on a strategy of growth Balmoral Tanks Limited propose to relocate to a new site at Thurnscoe Business Park. The site, which extends to 2.956 hectares (7.3 acres), will accommodate a new manufacturing facility, associated offices, car parking, and storage areas. The site will also be capable of accommodating the future growth of the business.



Proposed Site, Thurnscoe Business Park.

- 1.6 It is proposed that their existing facility at Wombwell be redeveloped for residential purposes. The monies from the sale of the Wombwell site will partially fund the delivery of the new premises at Thurnscoe Business Park. A separate application will be submitted for their existing site in due course.
- 1.7 This current application seeks full planning permission for their new premises at Thurnscoe Business Park. This Supporting Statement requires to be read in conjunction with the plans accompanying the application. It provides background information on the Balmoral Group, their proposals for the development of the site at Thurnscoe and addresses the planning and economic considerations relative to the proposed development. It further outlines consultation undertaken with local ward members in advance of submission of the application. A range of additional supporting information accompanies the application, including;
- Design & Access Statement.
 - Traffic Impact Assessment.
 - Sustainable Urban Drainage Strategy & Justification.
 - Site Investigation Report addressing ground conditions and contamination.

2.0 BACKGROUND

- 2.1 Established in 1980, Balmoral Group Holdings Limited is a diverse company specialising in sub-sea buoyancy, flotation, insulation, elastomer and renewable energy products, civil/environmental engineering liquid storage and treatment solutions. Headquartered in Aberdeen, the company operates from premises in Barnsley, Cardiff, Houston, London, and Rio de Janeiro. Privately owned, it currently employs around 600 people.

- 2.2 Balmoral Tanks, a subsidiary of Balmoral Group Holdings Limited, is a leading European tank design and manufacturing company. The company produces what is believed to be the most comprehensive range of tank products available from a single source in the EU.
- 2.3 Key sectors for the company include Civil Engineering, Fire Fighting, Potable/ Non-Potable Water, Anaerobic Digestion, Bio-Fuel, Biomass, Waste Water Treatment, Desalination and Drainage. As well as manufacturing, Balmoral also offers a wide range of associated technical services including installation, inspection, repair, and maintenance of its products. Their existing premises at Wombwell currently focus on the manufacture and installation of wastewater, processing and anaerobic digestion tanks.
- 2.4 The company acquired Galglass Limited after it went into administration in 2014. That business, established in 1979, specialised in the design, manufacture, and installation of galvanised steel and concrete storage tanks and roof structures. At the time of its acquisition the company employed 11 people and that has since increased to around 50 with further growth projected.

3.0 PROPOSAL

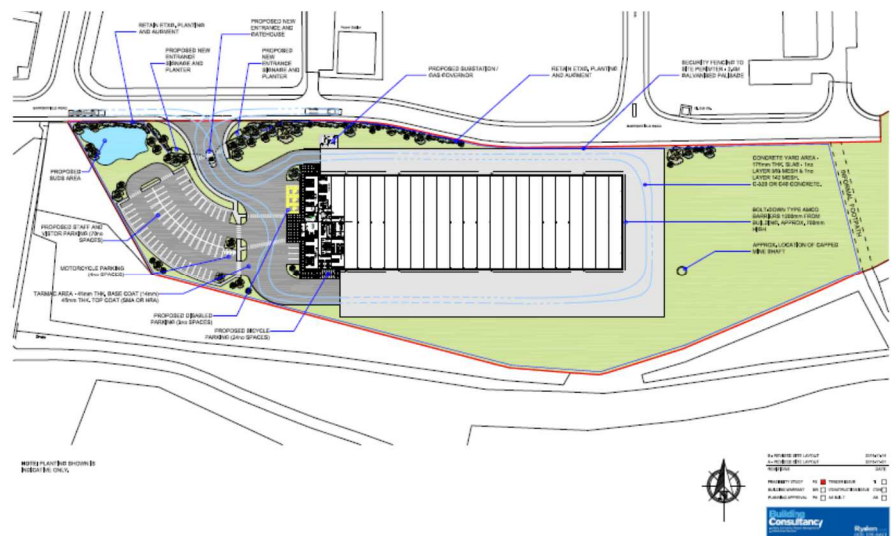
- 3.1 The proposal involves the erection of a new manufacturing plant with associated offices on a site extending to 2.956 hectares (7.3 acres) lying to the south of Thurnscoe Business Park on land forming part of the Business Park and set aside for development. Accessed from Barrowfield Road, the manufacturing facility extends to 5,540 sq m whilst the associated offices, spread over two floors, extend to 1,034 sq m.



Proposal Site, South of Barrowfield Road, Thurnscoe Business Park.

- 3.2 Due to the nature of the manufacturing process and storage requirements, necessitating the need for internal craneage, the building is rectangular in shape and located parallel to Barrowfield Road. The offices are located to the west of the

building overlooking the access and proposed car parking area. The manufacturing and storage area is positioned to enable circulation and access on three sides by heavy goods vehicles. Open storage areas are provided to the east and south of the building. Landscaping and tree planting are proposed along the south, east, and west boundaries and also along Barrowfield Road to reduce the impact of the building when viewed from the public highway. A wetland feature, to be developed as part of the sustainable urban drainage proposals, is located to the west of the site.



Proposed Site Layout

- 3.3 70 car parking spaces are provided along with an additional 3 disabled spaces, 4 motorcycle parking spaces, and 24 cycle parking spaces. This falls below the maximum standards set by Barnsley Metropolitan Borough Council, but the nature of the operation warrants a reduced parking requirement. Full details are set out in the Transport Impact Assessment which accompanies the Planning Application.
- 3.4 The building is of modular steel construction with pitched roofs. The manufacturing and storage facility is finished with medium density concrete blockwork to a height of 2.3m with the walls and roof above being finished in steel wall cladding similar to other premises in the immediate area. Variation in colour is introduced to sections of the cladding to “break up” the main elevation of the building. The installation of metal roller shutter doors along the main elevation further disrupts the regularity of the elevation. Roof lights provide natural light to the building.
- 3.5 The office element lying to the west of the building is finished in composite insulated cladding in contrasting colours. Aluminium powder coated metal framed, casement windows, and fanlights are included. An entrance feature with the main boardroom above protrudes beyond the main elevation to provide interest and direct visitors to the main entrance of the building. Feature spiral fire escapes are included either side of the office building elevation.



Office Elevation

3.6 In terms of construction it is anticipated that works will commence immediately on the grant of all necessary consents. Occupation of the building is envisaged 12-14 months later.

4.0 SITE LOCATION AND HISTORY

4.1 Thurnscoe Business Park lies to the south east of Thurnscoe Village, between it and Goldthorpe Village. Lying approximately 9 miles from Barnsley and 8 miles from Doncaster, it is easily accessible from the M1 and A1 motorways. The village is also served by bus and rail services.

4.2 The proposal site occupies a plot on Thurnscoe Business Park set aside for development. Comprising the former Hickleton Colliery, planning permission was granted in 1991 for the regeneration of the area and the development of the Business Park for B1 business and B2 general industrial uses. Reclamation works have been completed to a high standard with the lands to the south and west being transformed into Phoenix Park, incorporating Thurnscoe Community Woodland. Owned by the Land Trust and managed by the Forestry Commission, the adjoining land provides scope for walking, cycling, and horse riding and includes a number of features to encourage visitors to the Park.



Hickleton Main Colliery 1926 (Photo Courtesy of Britain from Above)

- 4.3 Interest in the development of the proposal site was first shown in 2007 when planning permission was granted for the construction of business units. That permission was never implemented and the site remains undeveloped. The site is relatively flat and comprises rough grassland. Bunding and landscaping is presently provided along the frontage to Barrowfield Road. Other than to provide access, this will be retained and strengthened. The site is relatively secluded with the land, comprising Phoenix Park, rising to the south and southeast.
- 4.4 Two vacant sites lie to the north of Barrowfield Lane, bookended on either side and to the north by business and industrial development. Undeveloped land pertaining to Thurnscoe Business Park lies to the east. This land has been acquired by Balmoral Group Holdings Limited and will be developed by them for business units to be leased. This will be dealt with under a separate application.
- 4.5 Notwithstanding the fact that reclamation works have taken place, given the fact that the site was a former colliery, full site investigations have been completed to demonstrate that the site is capable of development. A Site Investigation Report has been submitted with the Planning Application which addresses ground condition and contamination matters. A former mine shaft on the site has been securely capped and its integrity has not been impacted by the proposed development. An Ecological Assessment was undertaken at the time of the sites allocation in the Local Plan. This demonstrates that there is no protected wildlife, flora, or fauna within the site. A copy is attached at Appendix 1. The landscaping proposals on the periphery of the site, and the water feature formed as part of the sustainable urban drainage strategy, seek to enhance the overall bio-diversity of the site and the wider area.

5.0 PLANNING CONSIDERATIONS

- 5.1 The Development Plan for the Barnsley Metropolitan Borough Council area currently comprises the saved Unitary Development Plan policies and the Local Development Framework Core Strategy. The recently published final version of the Barnsley Metropolitan Borough Council Local Plan will eventually replace these documents and is a material consideration in the determination of planning applications. This is soon to be submitted to the Secretary of State for Communities & Local Government for examination by an Independent Inspector.
- 5.2 The Unitary Development Plan set a number of goals to;
- *Bring about economic restructuring and encourage greater industrial and commercial activity so far as to increase the scale and range of job opportunities;*
 - *Conserve and improve the natural environment for its own sake and in order to maintain and increase the attractiveness of Barnsley as a place to live, work, invest in and visit; and,*
 - *Revitalise communities and lessen disadvantage.*

- 5.3 In terms of employment the strategy objective was to concentrate employment development where it will; provide employment opportunities for local communities, especially where there are high levels of unemployment; reduce journey to work distances; link to public transport and lorry routes; use derelict, degraded or vacant land, or where such land is unavailable, greenfield sites; and, meet the needs of major employment creating industries.
- 5.4 A key objective was to increase job opportunities and diversify the local economy by encouraging the provision of a wide range of sites, factories, workshops and offices in order to meet the requirements of existing and prospective firms in Barnsley.
- 5.5 Policy ED1 required proposals for the development of some 307 to 375 hectares of land for employment purposes in the period 1991 – 2001. In order to provide choice and flexibility, particularly to encourage inward investment, it required the identification of a variety of sites.
- 5.6 In response, the Plan identified a significant amount of land for economic development in strategic locations near to the M1 Motorway and along the Dearne Towns Link Road corridor. Thurnscoe Business Park was identified as a major employment site under Policy DE3. In accordance with Policy ED1, Policy DE3 identified a range of sites for business and industrial development. Policy DE3/2 specifically relates to Thurnscoe Business Park.

“DE3/2 THURNSCOE BUSINESS PARK, LIDGET LANE, THURNSCOE

16 Hectares

This is the site of the former Hickleton Colliery, which received planning permission in 1991 for redevelopment for B1 and B2 uses. Other employment generating uses may be considered with particular reference to the impact of activities and vehicular movements on the amenities of local residents. Reclamation work is being undertaken in stages. The layout will allow for the possible future construction of an access road to the Goldthorpe By-pass via Fields End Business Park to the south. Access will also be provided to the former allotments south of King Street and Queen Street.”

- 5.7 Reclamation works have now been completed in their entirety, and the landscaping associated with the Business Park and the adjoining Phoenix Park has become fully established, significantly enhancing the area. Barrowfield Road also provides the link to the Goldthorpe By-pass to the south as required by Policy. The proposals for Balmoral Tanks Limited are in conformity with the B1 business and B2 general industrial use classes specified by Policy.
- 5.8 The Local Development Plan Core Strategy, adopted by full Council on 8 September 2014, sets out the key elements of the planning framework for Barnsley and the

approach to its long term phased development to achieve the Council's vision of what sort of place Barnsley wants to become. It establishes policies and proposals for the development of and use of land up to 2026. A key strategy ambition in respect of employment is to attract new businesses and develop existing ones whilst also focussing on the programmes that support local people gain the skills and confidence to access jobs.

5.9 The Core Strategy was prepared in conformity with the Yorkshire and Humber Plan; Regional Spatial Strategy (RSS). Whilst now revoked it is considered by Barnsley Council to remain the optimum spatial strategy for Barnsley. It seeks to focus development in the following areas;

- Urban Barnsley
- The Principal Towns within the "Barnsley Growth Corridor"
- Penistone Principal Town.

5.10 Goldthorpe (Dearne Towns) which encompasses Thurnscoe is identified as a Principal Town within the Barnsley Growth Corridor. The decline of the coal mining industry is recognised as having had a significant impact on the area resulting in high levels of unemployment and large amounts of despoiled and derelict land. As a consequence, the Dearne Towns are a priority in terms of housing and employment development with a particular emphasis on renewing areas where the market has failed.

5.11 The Sheffield City Region Dearne Valley Eco-Vision also covers the area and seeks to re-imagine the Dearne Valley as the green heart of Sheffield City Region Eco-Vision. For the communities of the Dearne this vision will mean, among others, improving people's job prospects and equipping them for the new jobs created.

5.12 The Core Strategy policy CSP8 identifies the Principal Towns as a priority for development and the main local focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities. CSP12 anticipates the allocation of between 55-65 hectares of employment land in the Dearne Towns area over the plan period. This includes land which was previously allocated in the Unitary Development Plan for continued allocation in Goldthorpe and Thurnscoe. In terms of transport, CSP23 includes the Dearne Towns within the Accessibility Improvement Zone which is a focus for transport investment and improving accessibility.

5.13 In order to fulfil the spatial elements of the Vision for Barnsley and the ambitions of the Sustainable Community Strategy the Core Strategy identifies a number of strategic objectives. Among these, Objective 5 sets out a range of measures to accelerate economic growth whilst Objective 6 seeks to ensure all new development is sustainably developed and built to the highest standards.

5.14 Tackling and adapting to climate change are considered key issues that need to be addressed through the planning system. A range of detailed policies seek to

minimise the borough's contribution to climate change and these, along with others relating to renewables, sustainable travel, design, green infrastructure and contaminated land and pollution have been addressed in the proposals for Balmoral Tanks Limited. These include;

CSP1	Climate Change
CSP2	Sustainable Construction
CSP3	Sustainable Drainage Systems
CSP4	Flood Risk
CSP5	Including Renewable Energy in Developments
CSP25	New Development and Sustainable Travel
CSP26	New Development and Highway Improvement
CSP29	Design
CSP36	Biodiversity and Geodiversity
CSP39	Contaminated and Unstable Land
CSP40	Pollution Control and Protection

- 5.15 The spatial strategy, many of the above policies and, importantly, the employment designation applicable to the site are carried forward into the 2016 Local Plan publication. Policy SD1 of the Plan applies a presumption in favour of sustainable development. This advises that the Council will take a positive approach that reflects this assumption and will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in the area. It stipulates that planning applications that accord with other relevant policies will be approved without delay, unless material considerations indicate otherwise.
- 5.16 As well as the Local Plan a range of related plans and strategies seek to stimulate economic development. The Jobs and Business Growth Plan 2014-17 was agreed by the Council in May 2014 and is a three year business plan which sets the direction for a strong and stable economic future for Barnsley. Among its goals are to create more new businesses and job opportunities whilst diversifying the business base towards higher productivity sectors. Complementing this is an Employment and Skills Strategy "More and Better Jobs" (2016-2021). This aims to "*embed a shared ambition, not just for any jobs, but for better jobs that grow Barnsley's businesses in the longer term*".
- 5.17 The Local Plan acknowledges that Barnsley's economy is too small and needs to grow significantly if it is to fulfil its potential, benefit local people and maximise its contribution to the Leeds and Sheffield City Region economies. It advises that in order to create a larger and more diverse economy, more businesses and jobs are needed in the Borough. It highlights that the Local Plan will support economic growth by providing a range of new employment sites and premises in order to attract new investment and support the growth of indigenous business.

- 5.18 Policy E1 provides an undertaking that the Council will allocate around 300 hectares of land in sustainable locations to go towards meeting the development needs of businesses and their workforce in terms of accessibility and are accessible to communities that would benefit from greater access to job opportunities. Policy E2 deals with the distribution of employment sites and allocates 80.9 hectares to Goldthorpe (Dearne Towns) which encompasses Thurnscoe Business Park. Policy E3 advises that all developments will be expected to comply with Policy GD1 General Development and with any site specific policies. Policy E5 restricts the uses on allocated sites to research and development and light industry, general industrial and storage or distribution uses.
- 5.19 Thurnscoe Business Park is allocated under Policy Site D3. The policy text advises that the development will be expected to;
- *Consider the impact on the amenity of Phoenix Park and include appropriate mitigation, where necessary.*
 - *Where possible, retain the grassland which is relatively specious rich in places. Where this is not possible, other areas of native wildflower grassland will be expected to be created elsewhere on the site.*
 - *Consider wetland creation as part of the development.*
 - *Give consideration to the Thurnscoe dyke culvert, which runs through the site.*
- 5.20 Phoenix Park is an attractive and well-used asset lying immediately to the south of Thurnscoe Business Park and immediately to the south of the site itself. The proposed development, as a general industrial use with ancillary offices, fully complies with Policies E1, E2, and E5. It further complies with the site specific requirements under Policy D3. It will occupy a vacant and underused site which presently detracts from the adjoining Park. The operational activities of Balmoral Tanks Limited will be contained within the building which will minimise any impact on the amenity of those enjoying the adjacent parkland. The wooded nature of the adjoining parkland immediately adjacent to the site will further minimise the impact of the development on visitors to the Park. This will be reinforced by peripheral landscaping.
- 5.21 The building itself, by the nature of the business operation, is an elongated shape, but the design and materials seek to minimise the impact of the development. The office element, which lies to the west of the site on the gable of the building, will be an attractive feature close to one of the main entrances to the Park.
- 5.22 Much of the grassland lying within the site at present will be lost in order to accommodate the development. This is an inevitable consequence of the development and the fact that it has been allocated for business and industrial uses. Notwithstanding, the Ecological Assessment (Appendix 1) in support of the

employment allocation for Site D3 has identified it to be of low habitat quality for amphibians, reptiles and mammals and of only moderate quality for plants, invertebrates and birds.. Nevertheless, to compensate for the loss of grassland areas within the site the peripheral landscaping will be enhanced to improve the bio-diversity on the edges of the site and leading into the adjoining parkland.

5.23 A wetland feature is proposed as part of the Sustainable Urban Drainage proposals whilst the Thurnscoe dyke culvert, which sits adjacent to the site, has been retained and measures put in place to ensure that it is not adversely impacted by the development.

5.24 General Development Policy GD1, with which all development must comply, advises that proposals for development will be approved if;

- *There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.*
- *They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land.*
- *They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land.*
- *They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect, and improve the character of the local landscape.*
- *Any adverse impact on the environment, natural resources, waste, and pollution is minimised and mitigated.*
- *Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas.*
- *Any drains and culverts are considered.*
- *Appropriate landscape boundaries are provided where sites are adjacent to open countryside.*
- *Any pylons are considered in the layout.*
- *Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.*

- 5.25 Other relevant policies, many of which reflect those in the Core Strategy, have been taken into consideration in preparation of the proposals. These include;
- T3 New Development and Sustainable Travel
 - T4 New Development and Highway Improvement
 - D1 Design
 - BIO1 Biodiversity and Geodiversity
 - CC1 Climate Change and Sustainable Construction
 - CC3 Flood Risk
 - CC4 Sustainable Drainage Systems (SuDS)
 - CCAC1 Water Resource Management
 - RE1 Low Carbon and Renewable Energy
 - CL1 Contaminated and Unstable Land
 - Poll1 Pollution Control and Protection
 - I1 Infrastructure and Planning Obligations
- 5.26 In terms of Policy GD1 above, the proposed development will have no significant adverse impact on residential amenity. The site lies within a designated business park where the principle of general industrial use has been firmly established and indeed complies with policy on permissible uses. The applicant's current facility lies within a predominantly residential area and operates with minimal impact on adjoining residential properties. A Noise Report, providing actual readings taken at Balmoral Tanks existing premises, has been submitted with the application. The proposed site at Thurnscoe is remote from residential properties being bound to the north by intervening business and industrial uses. To the south it is bound by heavily wooded parkland on rising ground which will mitigate any noise impacts arising. As a consequence, the development satisfies the terms of policies CSP40 and Poll1 relative to pollution control and protection.
- 5.27 The proposal is compatible with the adjoining business and industrial uses and will not adversely impact on the reclaimed parkland to the south which is heavily wooded adjacent to the site. The parkland is recognised as such and protected from development through the Local Plan. As a consequence the proposal will not prejudice the future use or enjoyment of that land.
- 5.28 The remaining land available for development on Thurnscoe Business Park lies to the north and east. The land to the north of Barrowfield Road enjoys road frontage and its future development will not be prejudiced by the development of the proposal site. The land to the east is being acquired by Balmoral Group and will be retained by them for expansion of their own business and for the development of business units to be owned and let by them. Each site will be accessed independently.
- 5.29 Landscaping proposals submitted in support of the application provide a high quality setting for the building which itself is designed having regard to the principles set out in policies CSP29 and D1 relative to design. High quality modern materials will be used in the construction of the building and its design ensures that it integrates with

- the adjoining business and industrial uses. The site itself is currently bound to the road frontage by a berm planted with shrubs to restrict unlawful access and deter fly-tipping. The landscaped area will be significantly widened and enhanced at the entrance to the development and along much of the site frontage. A water feature will be created as part of the Sustainable Urban Drainage measures required by policies CSP3 and CC4. This will also enhance the bio-diversity of the site as required by policies CSP36 and BIO1.
- 5.30 Along the remainder of the road frontage an avenue of trees will be formed which, when mature, will 'break up' the building frontage to Barrowfield Lane. Grassland and enhanced landscaping to the south will reinforce the already strong visual containment formed by the rising ground and wooded parkland to the south. Palisade fencing on the periphery of the site will provide security to the business.
- 5.31 The proposed development utilises a reclaimed brown field site and minimises any adverse impact on the environment. It does not result in the loss of any natural resources and measures are taken through the design of the building to reduce potential impacts on climate change through sustainable construction as required by policies CSP1, 2, 5 and CC1. SBEM calculations, attached at Appendix 2, demonstrates that the building minimises resource and energy consumption to ensure compliance with Building Regulations Part L2(a). In terms of BREEAM the building achieves a standard of 'very good' as indicated by the preliminary assessment attached at Appendix 3.
- 5.32 The site does not lie within the functional floodplain and is not at risk of flooding. A Sustainable Urban Drainage Strategy, prepared in compliance with policies CSP2 and CC4 and submitted in support of the application, ensures that surface water is adequately managed 'on-site' thereby minimising any risk of flooding off-site. The strategy provides detailed drainage proposals, including information on operation, management and maintenance of site drainage. As part of the sustainable urban drainage measures a wetland area is created to the north west of the site adjoining the parkland area. As highlighted previously this will enhance the bio-diversity of the site and satisfy the site specific requirement set out under policy Site D3.
- 5.33 Access to the site from Barrowfield Road has been designed to avoid conflict with junctions to the north of the Road and ensure adequate visibility splays are provided. Barrowfield Road itself is a distributor road designed to accommodate heavy goods vehicle (HGV) movements generated by the Business Park and the access itself is designed to cater for HGV movements. As required by policies CSP25 and T2 the proposals are supported by a Transport Assessment which demonstrates that the development provides safe, secure and convenient access for all road users in accordance with policies CSP26 and T4. The Transport Assessment has also considered impacts on the wider road network and demonstrated that the traffic generated by the proposed development will not have an adverse impact on the network and can be adequately accommodated.

- 5.34 Car parking provision is detailed in the Transport Assessment. This falls short of the maximum parking standards set by the Council but reflects the nature and operation of the business. It further reflects the sustainable location of the site being less than 600m from Thurnscoe Railway Station, with Northern Rail providing hourly services between Leeds and Sheffield via Rotherham and Wakefield. It is also served by bus service 219 which provides a half hourly service between Doncaster and Barnsley. There are also a number of local services and facilities lying within 1km of the site. Notwithstanding the inherently sustainable location of the site a detailed Travel Plan will be prepared in accordance with policies CSP25 and T3. This will be implemented by Balmoral Tanks Limited.
- 5.35 Thurnscoe Dyke culvert requires consideration under the terms of policy Site D3. This has been located on-site and its integrity safeguarded to ensure it is not compromised by the proposed development. Similarly drainage ditches which lie on the periphery, but outwith the site will not be impacted by the development. These lie at the foot of the sloping parkland and ensure that surface water from the parkland does not inundate the site. As a consequence, the proposals through carefully managed construction, sustainable urban drainage measures and future management will ensure, in accordance with policy CCAC1, that development will not result in the deterioration of water courses and will conserve and enhance the natural geomorphology of water courses and the ecological value of the water environment.
- 5.36 Policies CSP39 and CL1 seek to ensure that any risks of contamination or ground stability are assessed and any mitigation necessary addressed and implemented as part of the planning process. Formerly a brownfield site, planning permission was granted in 1991 for the regeneration of the area and the development of a business park for B1 business and B2 general industrial uses. Issues of contamination and ground stability would therefore have been addressed at that time. Notwithstanding, detailed ground investigations have been carried out which demonstrate that the site is capable of accommodating the development proposed.
- 5.37 Detailed site investigations have been carried out, a copy of which is submitted in support of the application, and has found no issues of contamination which require to be addressed. A programme of gas monitoring from boreholes on the site has identified the limited presence of gas. As a consequence a taped gas membrane is to be installed to the office areas to avoid any risks arising from this. Full details are provided on the plans and submissions accompanying the application.

6.0 ECONOMIC CONSIDERATIONS

- 6.1 The thrust of the current and previous development plans, in accordance with National and Regional Policy, has been to encourage economic development. A key goal of the Unitary Development Plan has been to bring about economic restructuring and encourage greater industrial and commercial activity so far as to increase the

scale and range of job opportunities. The objective was to diversify the local economy by encouraging the provision of a wide range of sites, factories, workshops and offices in order to meet the requirements of existing and prospective firms in the Barnsley area.

- 6.2 In Thurnscoe, this process started with the proposal to redevelop the former Hickleton Colliery with planning permission being granted in 1991 for the development of a business park comprising B1 Business and B2 General Industrial Uses. That permission was implemented in the early to mid-nineties with the land being remediated ready for development. Since then take-up has been limited and in excess of 6.0 hectares, spread over three plots, remains available for development. In 2007 Planning Permission was granted on part of the current site for industrial units and associated offices extending to 3,158 square metres. This was to be part of a phased development over 1.7 hectares. Unfortunately, this never came to fruition and the permission has since lapsed.
- 6.3 Notwithstanding, subsequent development plans have continued to allocate the site for business and industrial development as part of their strategy of promoting economic development. The Local Development Plan Core Strategy, adopted in 2014, seeks to attract new businesses and develop existing ones whilst focussing on programmes that support local people gain the skills and confidence to access jobs. It carries forward the allocation at Thurnscoe Business Park from the Unitary Development Plan.
- 6.4 More recently the site has been allocated in the 2016 Local Plan Publication which will soon be subject to examination by an independent Inspector. The Plan acknowledges that Barnsley's economy is still too small and needs to grow significantly. It recognises that more businesses and jobs are needed in order to create a larger and more diverse economy and undertakes to support economic growth by providing a range of new employment sites and premises in order to attract new investment.
- 6.5 The lack of take-up of the site for business and industrial use, however, prompted the owners of the site to make representations at the Local Plan Publication stage. These representations highlighted the lack of take-up and sought the allocation of around half of the site for residential development with the balance being retained for employment use. These representations will, unless withdrawn, be considered by the Inspector at the Local Plan Examination.
- 6.6 The proposed development by Balmoral Tanks Limited takes up the entire area subject of the representation and, if approved, has the ability to secure the land for business and industrial use in perpetuity. Between Balmoral's current proposal for an office and industrial unit, extending to approximately 6,574 square metres, and their future proposals for business units to the east of the site their investment in the area is significant. As a consequence it fully accords with the economic aims and

objectives of the development plan and associated economic and employment strategies.

- 6.7 Balmoral Group Holdings Limited employ in excess of 600 people worldwide. Headquartered in Aberdeen. The Company was ranked 7th in the 2016 Times BDO Profit Track 100. The list ranks Britain's private companies with the fastest growth in profits over three years. With an annual turnover in excess of £100m the company operates from premises in Barnsley, Cardiff, Houston, London and Rio de Janeiro. It acquired Galglass from administration in 2014. At that time it took on 11 staff and has since expanded to now employ over 50. It has outgrown its existing premises in Wombwell and now requires to relocate to a new purpose built facility comprising an industrial unit of 5,540 square metres with associated offices extending to 1,034 square metres.
- 6.8 The overall investment in terms of site acquisition, buildings and equipment amounts to in excess of £8m. Turnover is expected to increase following relocation with the workforce expected to grow to between 60 and 70 people after five years with the majority drawn from the Barnsley area.
- 6.9 There will also be substantial indirect benefits through purchases from local suppliers and spend by employees in the local area. This is likely to result in the support of existing and creation of further jobs in the area.

7.0 CONSULTATION

- 7.1 Prior to submission of the application an informal pre-application meeting was held with the Development Management Group Leader (Outer Team) to discuss the proposals and agree the level of information required to support an application for planning permission. That meeting, which took place on 5 October 2016, was also attended by the Council's Business Development Officer. The management of Balmoral Tanks have met Business and Economic Development Officers on a number of occasions and their assistance has been instrumental in securing the current site for development.
- 7.2 The Chairman and Managing Director of Balmoral Group Holdings along with the Managing Director of Balmoral Tanks have met with the Ward Councillors to explain their proposals for the site and their aspirations to grow the business at Thurnscoe. That meeting took place in October 2016 and was attended by Councillors Alan Gardiner, Annette Gollick and Pauline Phillips. Councillor May Noble was also in attendance. The proposals were well received and a range of questions asked and answered relative to the nature of the business, their proposals for the site and the longer term intentions for the growth of the business and the development of the remaining land.

8.0 CONCLUSIONS AND RECOMMENDATIONS

- 8.1 Balmoral Group Holdings Limited acquired the business of Galglass Limited from administration in 2014. Balmoral continue to operate the business, under the name of Balmoral Tanks Limited. The company presently employs around 50 people. The company's existing premises at Wombwell are constrained in terms of the layout of the site and the configuration of buildings.
- 8.2 Having now secured the business and embarked on a strategy of growth Balmoral Tanks Limited propose to relocate to a new site at Thurnscoe Business Park. The site will accommodate a new manufacturing facility, associated offices, car parking, and storage areas. The site will also be capable of accommodating the future growth of the business.
- 8.3 The proposal involves the erection of a new manufacturing plant with associated offices on a site extending to 2.956 hectares (7.3 acres). The manufacturing facility extends to 5,540 sq m whilst the associated offices, spread over two floors, extend to 1,034 sq m.
- 8.4 The proposal site occupies a plot on Thurnscoe Business Park set aside for development. Comprising the former Hickleton Colliery, planning permission was granted in 1991 for the regeneration of the area and the development of the Business Park for B1 business and B2 general industrial uses. Consequently, the principle of general industrial use has been firmly established and indeed complies with policy on permissible uses. The proposal is compatible with the adjoining business and industrial uses and will not adversely impact on the reclaimed parkland to the south.
- 8.5 Current and previous development plans, reflecting National and Regional Policy, have sought to encourage economic development. A key goal of the Unitary Development Plan has been to bring about economic restructuring and encourage greater industrial and commercial activity so far as to increase the scale and range of job opportunities. The redevelopment of the former Hickleton Colliery to create Thurnscoe Business Park flowed from this. Subsequent development plans have continued to allocate the site for business and industrial development as part of the Council's strategy of promoting economic development. More recently the site has been allocated in the 2016 Local Plan Publication for business and industrial development.
- 8.6 An assessment of the proposals against development plan policy has been carried out in Section 5.0 above. This demonstrates that the proposals are fully compliant with the development plan and should be supported.