

PLANNING SUPPORTING STATEMENT

**FULL PLANNING APPLICATION FOR PROPOSED 7,200 SQ M
(GROSS EXTERNAL AREA) BLOOD ESTABLISHMENT
COMPRISING LABORATORY AND ADMINISTRATIVE/SUPPORT
FUNCTIONS**

**UNIT D CAPITOL PARK, CAPITOL CLOSE,
DODWORTH, BARNSELY**

July 2017

1.0 Introduction

1.1 This Planning Supporting Statement is prepared in respect of a full planning application for a proposed 7,200 sq m (GEA) blood establishment comprising laboratory and administrative/support functions at Unit D, Land at Capitol Park, Capitol Close, Dodworth, Barnsley.

1.2 This Statement should be read in conjunction with the suite of documents which comprises the submission as follows:

- Enclosed cover letter;
- Completed Planning Application and Certificates;
- 14120-100A_Location Plan_1250_A1;
- 14120-101A_Existing Site Plan_500_A1;
- 14120-102A_Existing Site Plan_200_A0;
- 14120-103A-Existing site sections_250_A0;
- 14120-110D_Proposed Site Plan_500_A1;
- 14120-111D_Detailed Site Plan_200_A0;
- 14120-112B_Proposed Site Sections_250_A0;
- 14120-115A_Proposed Building Ground_100_A0;
- 14120-116A_Proposed Building first_100_A0;
- 14120-117A_Proposed Building Elevations_100_A0;
- 14120-118_Bin Wash_50_A1;
- 14120-119A_Proposed Roof Plan_100_A0;
- Air Quality Assessment – Aecom;
- Design and Access Statement – CDP;
- Transport Statement – Aecom;
- Drainage and Flood Risk Assessment – JPG;
- Ecology Report – Erap;
- Landscaping Proposals – Vector;
- Noise Report – ENS; and
- Site Investigation and Ground Report including Coal Mining Risk Assessment – JPG

1.3 The purpose of this report is to consider the proposals generally against existing and emerging Development Plan and the National Planning Policy Framework (NPPF).

1.4 This report addresses the key planning issues as follows:

- Section 2 provides a description of the site, its location and history
- Section 3 describes the development proposals
- Section 4 sets out the planning policy context for against which the development proposals should be assessed
- Section 5 presents an assessment of the proposals
- Section 6 presents the overall conclusions.

2.0 Site Description and History

- 2.1 This section describes the site's location, its surroundings and sets out the previous planning history for the site.

Site Location

- 2.2 The site forms the second phase of the Capitol Park development to the west of Capitol Close. The approximate centre of the wider Capitol Park site is located at NGR SE3170006000. Earlier phases of the Capitol Park development, comprising a hotel and pub/restaurant built out in 2006, are located at the Whinby Road roundabout. Later phases of Capitol Park, comprising a mix of office and incubator units, are located to the north and east beyond Capitol Close which is the principal estate road.
- 2.3 The site is located with excellent access to the M1 motorway as it is located to the west of junction 37 on the M1. It is also approximately two miles west of Barnsley town centre.

Site Description and Surroundings

- 2.4 The site area of what is the second phase of development measures 2.3 hectares or 5.7 acres. It is located in the north-west part of the site adjacent to Higham Lane. Construction has already started on the first phase at Unit A which is located to the east.
- 2.5 Socio-politically, the site is located in the Central Ward of the Barnsley District which is generally an urban seat and has a large majority of its population on middle or low incomes, with most of the large social housing contained within it. Based on Indices of Deprivation 2010, parts of Barnsley are found to be in the top 10% most deprived areas in England and overall 50 out of 326 areas in terms of % of population living in most deprived areas.

- 2.6 Whilst the development of new housing and wide-scale improvements to existing Council stock are important, improvements to the environment and support for local employment, enterprise and training opportunities through investment by the private sector are also what will underpin the growth of the local economy.

Site History

- 2.7 Outline planning permission including means of access for industrial development for general industrial (B2) use and storage & distribution (B8) use with ancillary office (B1) use, ref 2016/0713, was granted on 7 October 2016, subject to conditions.
- 2.8 Subsequent to the outline planning consent reserved matters approval for Unit A was achieved on 20 April 2017 for a proposed 7,225 sq m (gross external area) industrial unit at Plot A for general industrial (B2) and storage and distribution use (B8) with ancillary office (B1) at Unit A Land at Capitol Park, Capitol Close, Dodworth, Barnsley, ref. 2017/0248. This unit has an end user and as started above construction of this unit has started.
- 2.9 Other successful planning applications at this or adjacent sites at Capitol Park are:
- B/04/1998/DO – Outline employment development proposal comprising B1, B2 and B8 uses, Hotel, Park and Ride site and associated work. With Environmental Impact Statement. Approved 23 February 2005.
 - B/04/2272/DO - Phase 1 employment development site – Reserved Matters details. Erection of Class B1/B2 hi-tech units, spine road, landscaping and levelling. Approved 23 February 2005.
 - 2005/1636 – Erection of a four storey 117 bed hotel and a two storey public house and restaurant with associated works and car parking spaces. Approved 12 April 2006.
 - 2005/1816 – Erection of class B1/B2 industrial units (Reserved Matters). Approved 5 January 2006.
 - 2005/2073 – Erection of industrial unit with office space (Reserved Matters). Approved 23 April 2006.
 - 2006/0334 – Variation of condition 1 of planning consent B/04/1998/DO relating to expiry dates for the Reserved Matters application. Approved 5 April 2006.

- 2006/2091 – Erection of two storey office unit (Reserved Matters). Approved 14 February 2007.
- 2007/0480 – Extension to footpath (Retrospective). Approved 5 June 2007.
- 2013/1239 – Construction of helipad. Approved 10 December 2013.

3.0 The Proposed Development

- 3.1 The proposal is a 7,000 sq m (gross internal area) unit for use as a blood establishment comprising laboratory and administrative/support functions. The intended occupier is NHS Blood and Transplant (NHSBT) which is a Special Health Authority, dedicated to saving and improving lives through the wide range of services provided to the NHS.
- 3.2 The proposed building at Unit D Capitol Park, Barnsley will be inspected and authorised by the Medicines and Healthcare products Regulatory Agency (MHRA). The site license requires NHSBT to work to the principles of Good Manufacturing Practice (GMP).
- 3.3 The facility will provide blood components to hospitals in Yorkshire, Derbyshire, Nottinghamshire and Lincolnshire from the Hospital Services function operating 24 hours per day, 7 days per week and 52 weeks per year.
- 3.4 Through the use of a Bulk Movement Vehicle, they will move samples and raw material to their Manchester Blood Centre for processing and testing.
- 3.5 Other operational activities on site will include but are not restricted to:
- A Red Cell Immunohaematology reference laboratory providing a complex blood grouping referral service for resolution of complex cases referred from hospitals, including the provision of cross matched blood.
 - A Stem Cell and Immunotherapies Laboratory which collects, processes, cryopreserves and issues stem cells and cord blood cells throughout the region.
 - A Histocompatibility and Immunogenetics Laboratory which supports haematopoietic stem cell and solid organ transplant programmes for the region and beyond, plus providing immunogenetic services for a wide range of diseases.
 - A Tissue and Eye retrieval team will also be based on site covering retrievals for the region.

- 3.6 Other services which will operate from the facility include but are not restricted to: Transport; Clinical; Quality; IT; Finance; Communications & Marketing; Facilities and Estates and; the Yorkshire Organ Donation Transplantation Team.
- 3.7 The height to the building will be approximately 13.5 metres above the finished ground floor level. The unit will be of steel framed construction and the external materials will be a mixture of composite micro-rib panels, horizontal profiled twin skin cladding, vertical profiled twin skin cladding, powder coated aluminium curtain walling and windows and facing brickwork
- 3.8 The Site Layout Plan shows a car park with 220 parking spaces including 10 disabled spaces and five spaces with access to electric vehicle charging points accessed off the main access road into the wider site at the front (north) of the unit.
- 3.9 The Site Layout Plan also shows a service yard to the rear (south) of the unit. This will be accessed via main access road into the wider site with a separate access in and access out arrangement.

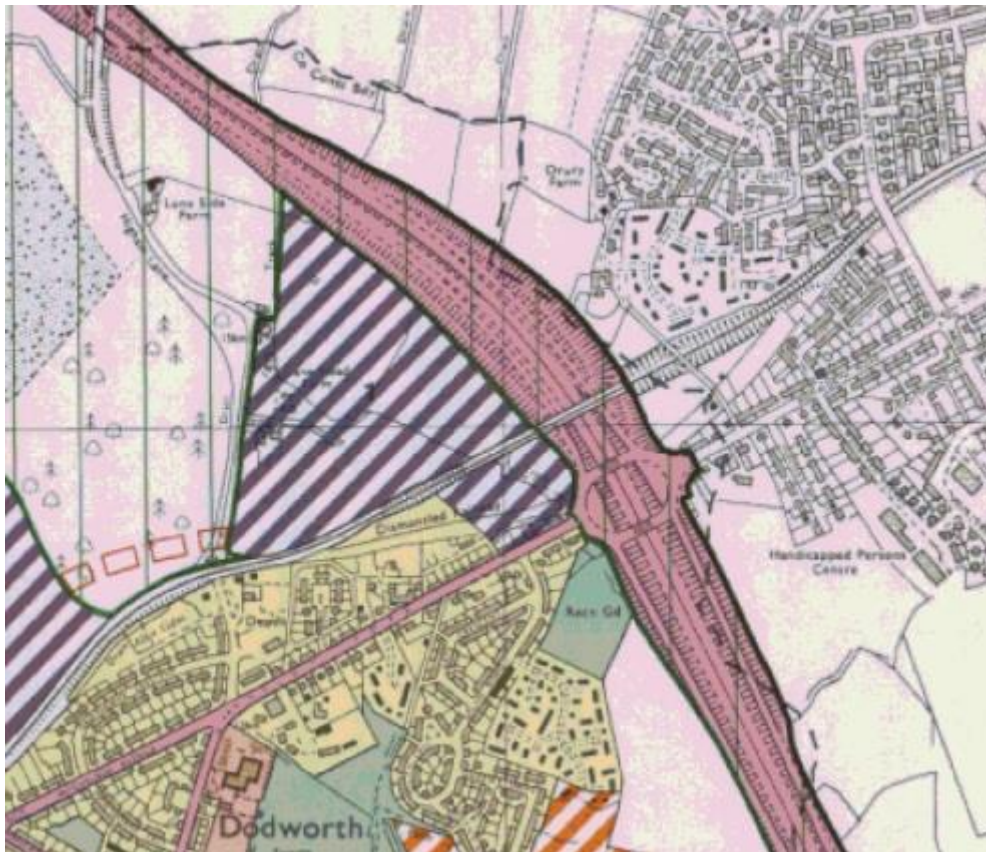
4.0 Planning Policy and Guidance

- 4.1 The planning policy context in which the application should be considered is provided by the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) together with policies of the development plan which, in this case, comprises the Barnsley Core Strategy adopted 2011 and 'Saved' policies in the Barnsley Unitary Development Plan (UDP), adopted 2000.
- 4.2 Section 38(6) of the Planning & Compulsory Purchase Act 2004 identifies that planning applications should be determined in accordance with the statutory Development Plan unless material planning considerations indicate otherwise.

Barnsley Unitary Development Plan

- 4.3 The UDP was adopted in 2000 and the Proposals Map allocates the site within an Employment Proposal as shown in Figure 1 below.

Figure 1: UDP Proposals Map Extract



- 4.4 Land at Junction 37 employment site, or “Capitol Park”, in Dodworth is included as an employment allocation in the Barnsley Unitary Development Plan (UDP) (2000) as site reference D03/1 covering a total area 15.4 hectares. The site is described in the UDP as:

“a major component of the Council’s re-industrialisation strategy”.

- 4.5 The UDP still forms part of the Development Plan alongside the Barnsley Core Strategy (2011). The site is also designated as an Enterprise Zone.

Barnsley Core Strategy

- 4.6 In September 2011, Barnsley Council adopted their Core Strategy which comprises a long-term spatial vision and strategic objectives for the Barnsley Borough area for the period up to 2026. As a result some of the previously saved policies in the UDP were replaced. The Core Strategy policies listed below are those which are considered relevant to the determination of this application which is for approval of reserved matters only.
- 4.7 Policy CSP25 refers to the provision of at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people, and that developments should not provide more than the maximum number of car parking spaces set out in a Supplementary Planning Document.
- 4.8 CSP 29 relates to Design and states that development should (inter-alia):
- *“contribute to place making and be of a high quality, that contributes to a healthy, safe and sustainable environment*
 - *help to transform the character of physical environments that have become run down and are lacking in distinctiveness*
 - *enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people*
 - *contribute towards creating attractive, sustainable and successful neighbourhoods”*

Emerging Barnsley Local Plan

- 4.9 The Local Plan Publication Draft 2016 includes a Proposals Map showing the land at Capitol Park allocated for employment as site UB8. Accompanying Policy E3 'Employment Site Policies' states that:

"Planning permission will be expected to be granted if details are provided in accordance with the site specific policies in the tables below"...

..."UB8 - Capitol Park – 9 hectares"

- 4.10 The draft policy for UB8 states

"The site is part of the Sheffield City Region Enterprise Zone. The development will be expected to:

- *provide on and off site highways infrastructure works and improvements at Junction 37 as necessary*
- *provide off site highway safety enhancements*
- *retain the woodland planting on the site's northern embankment and the section of hedgerow, and associated mature trees running adjacent to Higham Lane*
- *archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include the following:*
 - *Information identifying the likely location and extent of the remains, and the nature of the remains*
 - *An assessment of the significance of the remains*
 - *Consideration of how the remains would be affected by the proposed development."*

- 4.11 With regards to the emerging Local Plan process, the Local Plan Submission Draft has been lodged with the Secretary of State for determination following an Examination in Public. The emerging Local Plan is therefore at an advanced stage.

National Planning Policy Framework

4.12 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are to be applied. The document constitutes guidance for local planning authorities.

4.13 Central to the NPPF is a presumption in favour of sustainable development and the need for the planning system to support economic growth. Paragraph 14 of the NPPF sets out the presumption in favour of sustainable development and the application of the policy for decision-making:

"At the heart of the National Planning Policy 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".

4.14 There is an underlying 'commitment to securing economic growth in order to create jobs and prosperity' (paragraph 18). As such, it states that significant weight is to be placed on the need to support economic growth through the planning system (paragraph 19). In addition, paragraph 20 and 21 set out that 'investment in business should not be over-burdened by the combined requirements of planning policy expectations' and that local planning authorities should be proactive in meeting the needs of business.

4.15 Within the NPPF the term economic development is defined as:

"Economic development - Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development)".

4.16 The Government also attaches "great importance" to the design of the built environment and that good design is a key aspect of sustainable development. Paragraph 58 of the NPPF sets out a number of considerations for plan-making and decision-taking to ensure that developments:

- Will function and add to the overall quality of the area;
- Establish a strong sense of place;

- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space) and support local facilities and transport networks;
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Create safe and accessible environments;
- Are visually attractive as a result of good architecture and appropriate landscaping.

4.17 Furthermore, paragraph 60 of the Framework confirms that:

“Planning policies and decision should not attempt to impose particular architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.”

Supplementary Planning Documents

4.18 The Council also has a suite of Supplementary Planning Documents (SPD's) which should be taken into account as a material consideration in the determination of the planning application.

4.19 In March 2012 the Council adopted a Car Parking SPD for the Borough which provides detailed guidance on parking standards.

5.0 Planning Considerations

- 5.1 Having considered the adopted planning policy framework there are a number of considerations that are material in determining whether the employment generating proposals are acceptable. This Section appraises the proposed development including the economic benefits of significant new investment and employment opportunities generated by the development.

Principle of the Development

- 5.2 The site is allocated for employment purposes in the UDP and the Core Strategy. At this stage it is highly likely that the emerging proposals map contained within the Local Plan Publication Draft is expected to retain the employment allocation for the site up to 2026 given it is at an advanced stage of preparation.
- 5.3 The unit will be constructed by Marshalls CDP, who are the landowner, on behalf of the occupier. The occupier have confirmed that there will be around 350 staff employed at the facility with early indications are that 80% of staff (280) will transfer to the proposed building leaving the opportunity to recruit 20% (or 70) from the local population. These 70 new jobs will be office, skilled, nursing/medical, laboratory and transport sections of the business. In the future it is expected that further job opportunities will also become available for the local population.
- 5.4 In addition it should also be noted that during the construction period it is anticipated that around 100 jobs will be created by the development. Any opportunities will be advertised locally in the Barnsley press. Contact will also be made with the local employment and council regeneration offices as and when opportunities arise. Contact details for the developer will also be displayed in the site accommodation facilities provided for prospective contractors to use. This in turn will assist in meeting the Core Strategy policies for employment and economic development.

- 5.5 It is considered that the proposed development is an acceptable use on this allocated employment site which is located in Urban Barnsley where development for employment uses are focused primarily due to its excellent accessibility and connectivity. Whilst the proposed development does not constitute a traditional B class use it nevertheless will generate a number of skilled and semi-skilled job opportunities and represents a significant investment in the local economy.
- 5.6 By way of background, healthcare properties are one of the most widely classed categories, ranging from research and development labs to secure residential institutions and retail premises. In this instance the proposed use is considered to be a *sui-generis use* as the activities associated with a blood establishment comprising laboratory and administrative/support functions are so wide ranging, hence the use does not fit easily within a single use class category and is therefore regarded as a *sui-generis use*.
- 5.7 As stated in the description of the development previously, but is repeated for ease below, the NHS Blood and Transplant (NHSBT) is a Special Health Authority, dedicated to saving and improving lives through the wide range of services provided to the NHS.
- 5.8 The proposed building at Capitol Park Barnsley will be inspected and authorised by the Medicines and Healthcare products Regulatory Agency (MHRA). The site license requires NHSBT to work to the principles of Good Manufacturing Practice (GMP).
- 5.9 The facility will provide blood components to hospitals in Yorkshire, Derbyshire, Nottinghamshire and Lincolnshire from the Hospital Services function operating 24 hours per day, 7 days per week and 52 weeks per year.
- 5.10 Through the use of a Bulk Movement Vehicle, they will move samples and raw material to their Manchester Blood Centre for processing and testing.

- 5.11 Other operational activities on site include but are not restricted to,
- Red Cell Immunohaematology reference laboratory providing a complex blood grouping referral service for resolution of complex cases referred from hospitals, including the provision of cross matched blood.
 - A Stem Cell and Immunotherapies Laboratory which collects, processes, cryopreserves and issues stem cells and cord blood cells throughout the region.
 - A Histocompatibility and Immunogenetics Laboratory which supports haematopoietic stem cell and solid organ transplant programmes for the region and beyond, plus providing immunogenetic services for a wide range of diseases.
 - A Tissue and Eye retrieval team will also be based on site covering retrievals for the region.
- 5.12 Other services which will operate from the facility include but are not restricted to, Transport, Clinical, Quality, IT, Finance, Communications & Marketing, Facilities and Estates and the Yorkshire Organ Donation Transplantation Team.
- 5.13 It is fundamental to note that whilst this use is regarded as a *sui-generis* use, rather than a traditional B class use, it is nonetheless a significant employment generating use and a comparison of a 72,000 sq m (GEA) and 7,000 sq m (GIA) unit indicates in the region of 194 jobs based on a B2 use or 103 based on a B8 use. This figure is derived from employment density calculations undertaken using the HCA Employment Densities Calculations 2nd Edition 2010 which is accepted generally as a useful aid for calculating job densities in new speculative developments, a copy of which is attached as Appendix 1.
- 5.14 What this calculation clearly shows is that the proposed use generates a significantly higher number of jobs than a traditional B class use. As such the proposals are considered to be in accordance with policies for economic objectives of the adopted and emerging development plan and the NPPF in relation to job creation and economic prosperity.

Design

- 5.15 Policies CSP1, CSP2 and CSP3 requires good design that is sustainable in all new developments and policy CSP29 requires high quality design which contributes positively towards the environment.
- 5.16 In addition, Paragraph 58 of the NPPF also emphasises that new development should contribute towards a sense of place and reflect local surroundings and materials.
- 5.17 The accompanying Design and Access Statement submitted with the planning application provide a background to the proposals including details regarding the design principles of the site layout and the proposed development. The Design and Access Statement has been prepared in accordance with CABI guidance 'Design and Access Statements: How to write, read and use them'.
- 5.18 The proposed development has been carefully considered so that it would be appropriate and sympathetic in scale, design and appearance to the features of the site and its surroundings thereby preserving and enhancing the local environment.
- 5.19 The proposed development represents a high quality scheme which meets the requirements of both the Core Strategy and paragraph 58 of the NPPF. It is considered that the proposed development will enhance the quality of the area with new, modern units and integrated hard and soft landscaped areas.

Transportation

- 5.20 The proposed development has been fully assessed in the accompanying Transport Assessment (TA) prepared by Aecom against the relevant policies set out in the Barnsley UDP and Core Strategy and guidance contained within the NPPF.
- 5.21 The TA provides an assessment of the accessibility of the site and concludes that the site is highly accessible as it is located on a major transport corridor with good

connections to the town centre and the motorway network. The TA confirms that the traffic generation of the development during the peak hours can be accommodated for within the highway network.

- 5.22 The applicant has engaged in pre-application discussions with Barnsley Council's Highways department and will continue to do so throughout the application process in order to satisfy the LPA that the development can proceed without any detriment to highways safety or the functioning of the nearby highway network including the M1 motorway.
- 5.23 The robust approach taken in respect of establishing the future traffic impacts of the development means that the results presented represent a 'worst case' scenario; in reality, given measures which will be identified in the Travel Plan, which can be conditional upon planning permission being granted, these impacts will be reduced.
- 5.24 Within the context set out above, it is concluded by the TA that the proposed development accords with relevant transport policy and is considered suitable taking into account all available current national and local guidance.

Ecology

- 5.25 An Ecological Appraisal of the site has been undertaken by ERAP which confirms that the application site is characterised by cleared and levelled ground which has become colonised by self-seeded shrubs, grasses and ruderal vegetation. Young planted saplings are present at the perimeter of the site, and a hedgerow with occasional mature trees is located at the western boundary.
- 5.26 The impact of the proposals is assessed in the report which concludes that there will be no adverse effect on statutory or non-statutory designated sites. The boundary hedgerow and trees are of local value as they provide habitat connectivity and structural diversity in a landscape dominated by built development and farmland. The hedgerow also represents Priority Habitat.

- 5.27 No other habitats within or adjacent to the site are Priority Habitat. All habitats are common and widespread across lowland Britain and are typical of the local area and the conditions present.
- 5.28 The boundary hedgerow, trees and planted saplings are suitable habitat for nesting passerine birds. The open undisturbed habitat within the centre of the site is suitable for ground-nesting bird species.
- 5.29 The boundary hedgerow, trees and saplings also provide suitable habitat for foraging birds and bats.
- 5.30 No other protected species have been detected. Any impacts of the proposed redevelopment on badger, roosting bats, water vole, great crested newt, reptiles and barn owl are reasonably discounted.
- 5.31 General recommendations are made in regards to the protection of nesting birds and enhancement of the site for wildlife as part of the new development, and in particular, an opportunity to implement beneficial measures such as habitat creation that will safeguard habitats for wildlife such as birds and bats, with the aim of providing a net gain in biodiversity in accordance with the principles of the NPPF.
- 5.32 In conclusion, the proposed development is designed in accordance with paragraph 109 of the NPPF, as there is potential for a net gain and to enhance the biodiversity of the site. It is considered that the proposals are feasible and acceptable in accordance with ecological considerations and relevant planning policy. The proposed development at the site will provide an opportunity to secure ecological enhancement for wildlife.

Trees and Landscaping

- 5.33 The majority of the trees along the western site boundary will be retained as part of the proposals. The self-seeded trees within the centre of the site will have to be removed. A proposed landscape scheme also accompanies this application and shows how the development will be enhanced through a carefully considered planting scheme.

Ground Investigation

- 5.34 A Geo-Environmental Desk Study has been prepared by JPG which accompanies this planning application which describes the site as comprising an engineered level plateau which is currently undeveloped. The report confirms that the site was previously used as farm land and farm buildings where present up to when the site was cleared and regraded and left as it is now.
- 5.35 The report speculates that potential sources of contamination may be present on the site from made ground associated with site history, site regrade and stockpiles and hazardous gases/soil vapours associated with made ground. Consequently, development and maintenance workers and site end users, i.e. employees and customers, could come into contact with soils containing elevated concentrations of potential contaminants and hazardous gases. The underlying Secondary A Aquifer and nearby drain (Tertiary River) could become contaminated due to the leaching and migration of contaminants from soil into surface water via surface run-off. Buildings and services could be affected by potentially aggressive contaminants in the soils. Planting in landscape areas could be affected by phytotoxic elements within the soils.
- 5.36 Accordingly, the report recommends further investigative works should be carried out. However, given the previous consent for employment use at the site and the fact that development has already taken place on previous development sites we do not expect there will be any ground contamination found which will render the site undevelopable and accordingly we would request that the further ground investigations, any necessary remediation work and subsequent verification reports can be required by conditions attached to the outline planning permission.

Flood Risk and Drainage

- 5.37 The application site falls within Flood Zone 1, as defined on the Environment Agency's Flood Risk Maps, and is therefore not considered to be at risk from fluvial or tidal sources. The accompanying Drainage and Flood Risk Assessment (FRA) prepared by JPG demonstrates that the proposed development does not pose any flood risk and that in accordance with the NPPF Technical Guidance all uses of land are appropriate to this site.
- 5.38 It is proposed to discharge the surface water via the existing tails provided into the existing adopted drainage network running through the site.
- 5.39 Foul water domestic waste should discharge to the existing adopted sewer network currently running through the site.

Air Quality

- 5.40 The site is located in proximity of two air quality management areas and an air quality assessment has been provided in support of the planning application.
- 5.41 The Air Quality Assessment prepared by Aecom concludes that with regard to potential impacts during the construction phase, overall the impacts will be of negligible significance. With regard to potential impacts during the operational phase, the assessment concludes that the change in traffic flow compared to the approved 2016 scheme would not lead to significant detrimental local air quality effects, at receptors in the vicinity, compared to the approved scheme.

6.0 Summary and Conclusions

- 6.1 The proposals will have significant social, environmental and economic benefits to the site which has remained vacant for some time and is located in an area where employment and development are focused. This Planning Supporting Statement, outlines the details of proposals for which permission is now sought in relation to Plot D.
- 6.2 There is an occupier for the unit who wish to be in occupation in 2018 and so we are committed to starting the development as soon as planning permission is obtained and the necessary pre-commencement planning conditions have been agreed.
- 6.3 The proposals are in full accordance with national and local planning policy and specifically with generate a significant number of jobs for the local area. For the reasons set out in this Planning Supporting Statement we respectfully request that this application is granted without delay.

APPENDIX 1 – EMPLOYMENT DENSITY

4. Employment density matrix

Use Class	Sub-Category	Sub-Sector	Density (sqm)	Notes
B1a Offices	General Office	Corporate	13	NIA
		Professional Services	12	NIA
		Public Sector	12	NIA
		TMT	11	NIA
		Finance & Insurance	10	NIA
	Call Centres		8	NIA
B1b	R&D Space		40-60	NIA lower densities will be achieved in units with higher provision of shared or communal spaces
B1c	Light Industrial		47	NIA
B2	Industrial & Manufacturing		36	GIA
B8	Storage & Distribution	National Distribution Centre	95	GEA
		Regional Distribution Centre	77	GEA
		'Final Mile' Distribution Centre	70	GEA
Mixed B Class	Small Business Workspace	Incubator	30-60	B1a, B1b – the density will relate to balance between spaces, as the share of B1a increases so too will employment densities.
		Maker Spaces	15-40	B1c, B2, B8 - Difference between 'planned space' density and utilisation due to membership model
		Studio	20-40	B1c, B8
		Co-Working	10-15	B1a - Difference between 'planned space' density and utilisation due to membership model
		Managed Workspace	12-47	B1a, b, c
B8 / Sui Generis	Data Centres	Wholesale	200-950	
		Wholesale Dark Site	440-1,400	
		Co-location Facility	180-540	
A1	Retail	High Street	15-20	NIA
		Foodstore	15-20	NIA
		Retail Warehouse	90	NIA
A2	Finance & Professional Services		16	NIA
A3	Restaurants & Cafes		15-20	NIA
C1	Hotels	Limited Service / Budget	1 per 5 beds	FTE per bed
		Mid-scale	1 per 3 beds	FTE per bed
		Upscale	1 per 2 beds	FTE per bed
		Luxury	1 per 1 bed	FTE per bed
D2	Fitness Centres	Budget	100	GIA
		Mid Market	65	GIA – both types tend to generate between 40-50 jobs per gym
		Family		
	Cinema		200	GIA
	Visitor & Cultural Attractions		30-300	The diversity of the cultural attraction sector means a very wide range exists
	Amusement & Entertainment Centres		70	Potential range of 20-100sqm