

Planning Statement

B&Q Barnsley

Sainsbury's Supermarkets
Limited

January 2014

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Appendix

Appendix 1 – Site Location Plan

Appendix 2 – Decision Notice for Planning Application (B/99/1083/BA)

TA reference: SAIY2128
LPA reference: ---
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1 Introduction

- 1.1 This Planning Statement has been prepared by Turley Associates on behalf of Sainsbury's Supermarkets Limited in support of a planning application for a proposal to use the B&Q DIY warehouse as a foodstore with associated alterations to the building and car park specifically:
- A new internal mezzanine for the customer café and toilets.
 - New entrance lobby, customer toilets, ATM and shopfront.
 - Removal of existing builders yard and garden centre to provide additional car parking.
 - New unloading bay doors and scissor lifts within the service yard.
 - External plant, including ground source heat pump, within the service yard.
 - Reconfiguration of the customer car park.
- 1.2 The proposals are to support the opening of a new Sainsbury's foodstore and would result in a supermarket of 6,836 sq m (73,583 sq ft) net sales and associated car parking.
- 1.3 The B&Q store will remain open throughout the planning process. B&Q is still committed to Barnsley and its Dearne Valley store at Corton Wood Retail Park will become the main outlet in Barnsley. However, it is not viable for B&Q to continue operating two stores in Barnsley.

The Submission

- 1.4 The applications are accompanied by:
- Scheme plans by HCD Architects.
 - Retail Impact Assessment by Turley Associates.
 - Design and Access Statement by HCD Architects.
 - Statement of Community Consultation by Local Dialogue.
 - Transport Assessment by Vectos.
 - Travel Plan by Vectos.
 - Noise Impact Assessment by ADT.
 - Renewable Energy and Energy Efficiency Assessment by SDS.
 - Service Yard Management Plan by Turley Associates.

The Statement

- 1.5 The remainder of this Planning Statement is structured as follows:
- Section 2 – Describes the application site and its surroundings.
 - Section 3 – Briefly sets out the sites planning history.
 - Section 4 – Describes the proposals.
 - Section 5 – Outlines the key planning policy relevant to the applications.
 - Section 6 – Outlines Sainsbury's retail offer and trading operation.
 - Section 7 – Sets out the key issues for the applications.
 - Section 8 – Provides a summary of the Retail Impact Assessment.
 - Section 9 – Provides a summary of the Transport Assessment.

- Section 10 – Addresses all other material considerations.
- Section 11 – Provides the conclusions.

2 Site and Surroundings

- 2.1 This section briefly describes the application site and its surroundings. Further information about the site and its surroundings can be found in the Design and Access Statement submitted in support of the planning application.

Site Location

- 2.2 The application site is located on Stairfoot Business Park to the west of Bleachcroft Way and is adjacent to the roundabout junction of the A635 Doncaster Road and the A633 Wombwell Lane. The site is approximately 3.2km east of Barnsley. A Site Location Plan can be found at **Appendix 1**.

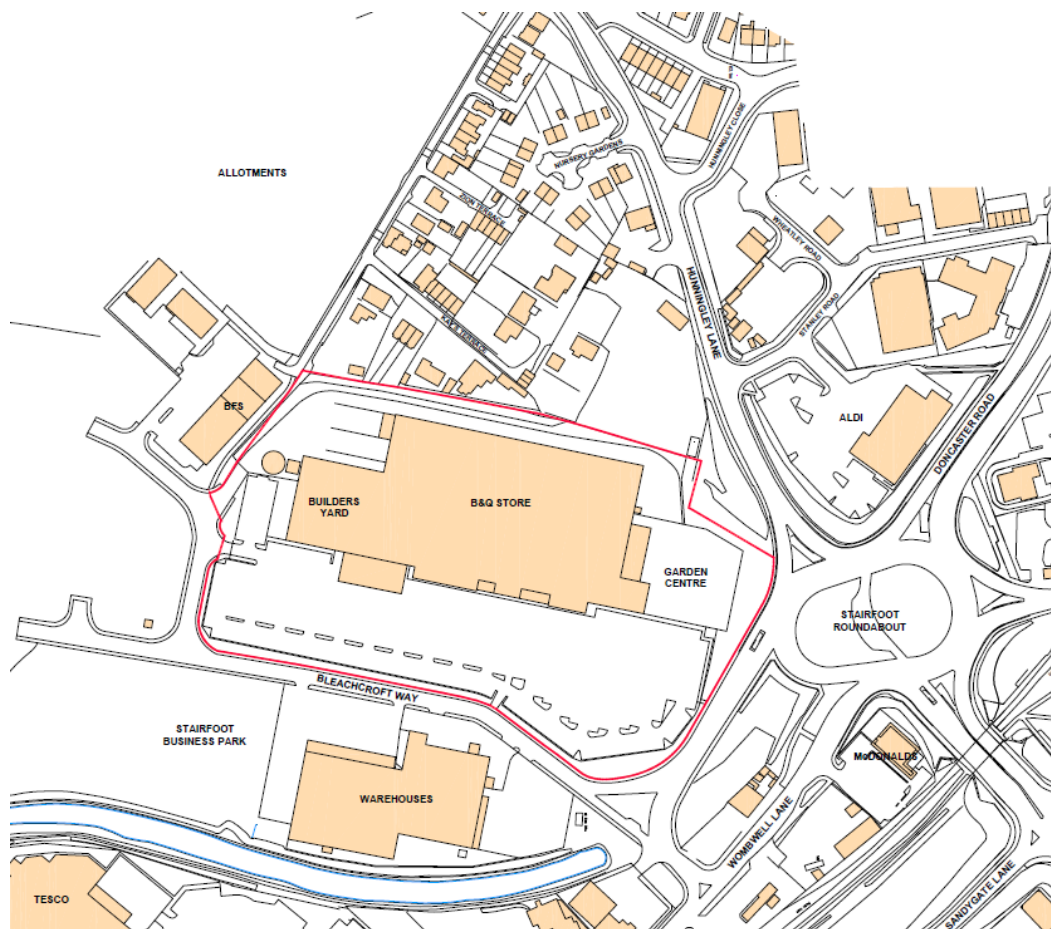


Figure 2.1 – Site Location Plan

Site

- 2.3 The application site is currently occupied by the B&Q DIY store (Use Class A1) and associated car parking and servicing. The customer car park is to front of the store (east) with access for servicing and deliveries to the side (south) and rear (west). The garden centre is to the north and a builders yard is to the south of the building.

- 2.4 The existing B&Q building is single storey. The building is clad in the grey and orange. The shop front elevation has a large curved glazed entrance tower feature with a smaller version forming the exit lobby area, the two being linked by a low level metal canopy. The builders yard is partially covered by a canopy. Both the garden centre and the builders yard are surrounded by a high close bordered timber fence.
- 2.5 The car park is located to the east of the main building and provides provision for 591 parking spaces. This includes 13 disabled spaces and 6 parent and child spaces.
- 2.6 Vehicular access for customers into the car parking located at the front of the store is taken from Stairfoot Way from the south of the site. Stairfoot Way is accessed from Bleachcroft Way, a spur taken from a roundabout on A635 Doncaster Road and the A633 Wombwell Lane.
- 2.7 The topography of the site is flat, although the site is raised and is visually prominent over the roundabout to the east. The site is broadly rectangular in shape.
- 2.8 In retail terms the site is edge-of-centre and is approximately 180 metres south of Stairfoot Local Centre.
- 2.9 The site is not located within or adjacent to a Conservation Area and there are no Listed Buildings on the site or in close proximity.

Site Surroundings

- 2.10 The site is bound by Bleachcroft Way to the north and east, Stairfoot Way to the south and a band of shrubs and hedges to the west.
- 2.11 The site is in a predominantly commercial area and is surrounded by the following uses:
- North – an Aldi food store and Frankie and Benny's restaurant.
 - East – Wilson Carpets Warehouse, a trade window supplier and a car sales showroom.
 - South – Open land.
 - West – Residential dwellings and allotments.
- 2.12 The nearest residential dwellings are located approximately 30 metres to the west of the site, on Kay's Terrace and Field Lane.
- 2.13 The nearest main food store is Tesco Extra which is approximately 0.4 km south east of the site, accessed from the A633 Wombwell Lane.
- 2.14 Stairfoot Business Park, approximately 240 metres to east of B&Q, is designated on the UDP Proposals Map as 'Other Shopping Commercial Area'. It contains a Tesco Extra Store (mentioned above), and other retail warehouse units.

Accessibility

- 2.15 There are established pedestrian and cycle links that connect the site to the surrounding residential and commercial areas.

2.16 The nearest bus stops are located on Bleachcroft Way and Wombwell Lane approximately 120 metres north of the site.

3 Planning History

3.1 This section outlines the planning history associated with the site. The planning history associated with the site is summarised below:

- B/99/1083/BA – Full Planning Permission, granted by the Secretary of State for the erection of non-food retail warehouse, garden centre and B1, B2 and B8 units on 17 December 2001. Condition 6 controls the range of good permitted to be sold from the site. Condition 11 restricts the delivery hours.
- B/02/0141/BA – Full Planning Permission for the installation of storm water detention basin to serve proposed retail/ industrial development was granted on 23 April 2002
- B/02/0873/BA - Section 73 application to vary Conditions 9 (landscaping) and 18 (internal road layouts) of planning consent B/99/1083/BA was approved on 27 September 2002.
- B/02/1301/BA/AD – Advertisement consent for the display of various internally illuminated fascia and free standing signs to warehouse was granted on 08 October 2002.
- B/02/1283/BA – Full Planning Permission for the erection of greenhouse and open canopy within existing garden centre, was granted on 17 October 2002.

3.2 The planning conditions relating to the original application for the erection of non-food retail warehouse, garden centre and B1, B2 and B8 units (B/99/1083/BA) are set out in the Inspectors Decision Notice at **Appendix 2**.

3.3 Condition 6 of the permission restricts the range and sale of goods from the existing unit and prevents the sale of food (including pet food), alcoholic drink, tobacco, watches or clocks, books, newspapers or magazines, clothing or footwear, fashion accessories, jewellery, toys, perfume and toiletries, music records, audio or video tapes, pharmaceutical goods or sports goods.

3.4 Condition 11 of B/99/1083/BA restricts deliveries to and from the unit and fork lift truck movements to between 07:00 to 21:00 Mondays to Saturdays and 09:00 to 17:00 on Sundays.

4 Description of Proposed Development

4.1 This section provides a brief overview of the proposals.

4.2 The applications is made for:

'Use of premises as retail food store with external alterations including reconfiguration of shop front incorporating new store entrance lobby, canopy and glazing; installation of new customer café and associated toilets; removal of existing garden centre and builder's yard; and reconfiguration of customer car park'

4.3 The proposals would result in a supermarket of 6,836 sq m (73,583 sq ft) net sales and associated car parking.

Use of the B&Q retail store as a Sainsbury's foodstore

4.4 The application site is an established retail destination. The planning permission granted for retail use in 2001 has been fully implemented and all conditions appropriately discharged. The permission is subject to two conditions that place on-going restrictions on the operation of the site. There are conditions 6 and 11. In establishing new full planning permission for the retail site the application seeks, in effect, to allow for these two restrictions to be lifted.

4.5 Condition 6 of planning permission reference B/99/1083/BA states:

'The retail premises shall not be used for the retail sale, other than related to the principal use of the premises of food (including pet food); alcoholic drink; tobacco; watches or clocks; books; newspapers or magazines; clothing or footwear; fashion accessories; jewellery; toys; perfume and toiletries; music records, audio or video tapes; pharmaceutical goods or sports goods without the prior written consent of the Local Planning Authority.'

4.6 The application seeks to establish a permission without this restriction, to increase the range of goods that can be sold from the existing B&Q unit so that the building can be converted into a supermarket.

4.7 Condition 11 of planning permission reference B/99/1083/BA states:

'Deliveries to and from the B&Q Warehouse and fork lift truck movements within the servicing areas shall not take place outside of the following times: 07:00 to 21:00 Mondays to Saturdays and 09:00 to 17:00 on Sundays.'

4.8 The application seeks to establish a permission without this restriction, to allow deliveries 24 hours a day. This will ensure flexibility to the servicing requirements of a Sainsbury's store occupying and operating from the existing unit.

4.9 A Service Yard Management Plan has been submitted in support of this application. This will propose a number of measures to keep noise from deliveries to a minimum.

Associated Physical Alterations

- 4.10 The following external alterations to the existing building are proposed:
- A new internal mezzanine for the customer café and toilets.
 - New entrance lobby, customer toilets and ATM facilities along shopfront.
 - Removal of existing builders yard and garden centre to provide additional car parking areas, including disabled and parent/child spaces.
 - New unloading bay doors and scissor lifts within the service yard.
 - External plant, including ground source heat pump, within the service yard.
- 4.11 Further detailed information relating to the proposed external alterations is in the Design and Access Statement submitted in support of the application.

Pre-application engagement

Pre-application meeting with Barnsley Council

- 4.12 A pre-application meeting was held with Barnsley Metropolitan Borough Council Officers on Thursday 18 July 2013.
- 4.13 The principle of the development, impact on the surrounding highways and retail impact on the retail centres in the catchment area, were discussed at the meeting. The scope of the Transport Assessment and the Retail Impact Assessment, the catchment area and sequential sites to review, were agreed at the meeting.

Public consultation

- 4.14 A stakeholder reception event and public consultation events were held to present the proposals to key stakeholders and local residents.
- 4.15 The key issues raised during the public consultation were the principle of a Sainsbury's store, traffic and cumulative traffic movements and the impact of the proposed store on the surrounding highway network.
- 4.16 Full details of the public consultation, including the response from Sainsbury's, can be found in the Statement of Community Consultation submitted in support of the application.

5 Planning Policy

- 5.1 This section summarises national and local planning policies of relevance to the proposed development.

National Planning Policy Framework (March 2012)

- 5.2 The National Planning Policy Framework (NPPF) came into effect on 27 March 2012, replacing all existing national Planning Policy Statements and Guidance, apart from PPS10.

- 5.3 Paragraph 7 confirms the three dimensions to sustainable development: economic, social and environmental. These are balanced as a whole to contribute towards achieving sustainable development.

- 5.4 Paragraph 14 sets out that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means:

- *‘Approving development proposals that accord with the development plan without delay.*
- *‘Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or specific policies in the NPPF indicate development should be restricted.’*

- 5.5 Paragraph 17 sets out 12 core planning principles including:

- Proactively driving and supporting sustainable economic development to deliver the business and thriving local places that the country needs.
- Seeking to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- Encouraging the effective use of land by reusing land that has been previously developed.
- Actively managing patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

- 5.6 Section 1 places significant weight on the need to support sustainable economic growth. Paragraph 18 states that the Government is committed to securing economic growth in order to create jobs and prosperity.

- 5.7 Section 2 seeks to ensure the vitality and viability of town centres. Paragraph 24 states that local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre. The LPA should require applications for main town centre uses to be located in town centres, then in edge-of-centre locations and only if suitable sites are not available should out-of-centre sites be considered. When considering edge-of-centre and out-of-centre proposals, preference

should be given to accessible sites that are well connected to the town centre. Applicants and LPAs should demonstrate flexibility on issues such as format and scale.

5.8 Paragraph 26 states that when assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m). This should include assessment of:

- The impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal.
- The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made.

5.9 Section 4 seeks to create a transport system balanced in favour of sustainable modes. Priority is given to pedestrian and cycle movements and development should be located so that it has access to high quality public transport facilities (paragraph 35). Layouts should be safe and secure, minimising conflict between traffic and cyclists or pedestrians.

5.10 Planning decisions should take account of whether:

- The opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure.
- Safe and suitable access to the site can be achieved for all.

5.11 Section 7 states that good design is a key aspect of sustainable development and should contribute positively to making places better for people (paragraph 56). Paragraph 58 sets out six key aspects of design and it should:

- Function well and add to the overall quality of the area for the lifetime of the development.
- Establish a strong sense of place.
- Optimise the potential of the site to accommodate development.
- Create safe and accessible environments where crime and the fear of crime do not undermine quality of life or community cohesion.
- Be visually attractive.

5.12 Promoting and reinforcing local distinctiveness is important. Focus should be placed on the overall scale, density, massing, height, landscape, layout, materials and access in relation to neighbouring buildings and the local area more generally (paragraphs 59-60). Development should take opportunities to improve the character and quality of an area and how it functions (paragraph 63).

5.13 Paragraph 111 of Section 11 states that planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed. Section 11, paragraph 123, states that planning decisions should aim to:

- Avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.
- Mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development.
- Recognise that development will often create some noise.

The Development Plan

- 5.14 Section 38(6) of the Planning and Compulsory Purchase Act (2004), states that regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 5.15 The development plan for Barnsley currently comprises the saved policies of the Unitary Development Plan (2000), Barnsley Core Strategy DPD (2011) and the Barnsley Education Sites DPD (2009). The Barnsley Education Sites DPD (2009) is not of relevance to the current proposals.
- 5.16 The emerging Barnsley Local Plan is at a very early stage of preparation and so this does not carry weight in the determination of this application.

Barnsley Unitary Development Plan (2000)

- 5.17 The following saved policies are of relevance to the proposals. These policies are in conformity with the NPPF and, therefore, carry weight in the determination of the current planning application.
- 5.18 Saved policy BA5 (Employment Policy Areas) identifies sites to be retained for employment uses, including the application site.
- 5.19 Saved policy ED7 (Existing Employment Areas) states employment policy areas identified on the proposals map will remain in employment use. Development will normally be permitted for business, industry and storage and distribution. Class A1 (Shops) and Class A2 (Financial and professional services) will not be permitted.
- 5.20 Saved policy S3 (Retail Development Outside Defined Shopping Centres) directs retail development towards the defined centres followed by edge of centre then out of centre sites that are suitable, viable and available.
- 5.21 Saved policy S5 (Retail Development Outside Defined Shopping Centres) outlines that all retail development which would create a new shopping unit or units in excess of 930 m² outside of the central and principle shopping centres will be subject to planning conditions which control the range and type of goods to be sold and the maximum or minimum unit size as measures by the gross floor area.

Barnsley Core Strategy (2011)

- 5.22 The following policies are considered to be of relevance to the current development proposals.

- 5.23 Policy CSP2 (Sustainable Construction) states that development will be expected to demonstrate how it minimises resource and energy consumption.
- 5.24 Policy CSP8 (The Location of Growth) states that priority will be given to development in the following locations:
- Urban Barnsley.
 - Principal Towns of Cudworth, Wombwell, Hoyland, Goldthorpe (Dearne Towns), Penistone and Royston.
- 5.25 Policy CSP19 (Protecting Existing Employment Land) states that existing employment land, or land last used for employment purposes will be retained in order to safeguard existing or potential jobs. The redevelopment of employment land and buildings for non-employment uses will only take place if:
- Redevelopment would not result in a loss of existing jobs or employment potential.
 - There will still be an adequate supply of employment land in the locality.
- 5.26 Policy CSP29 (Design) outlines the design principles for any developments. It states high quality developments will be expected to take account, amongst other this, topography, skylines, townscape and landscape character including the scale, layout, building styles and materials of the built form particularly in and around Barnsley.
- 5.27 Policy CSP31 (Town Centres) states supports the maintenance and enhancement of the vitality and viability of the hierarchy of retail centres. Retail development will be directed to existing centres followed by edge of centre then out of centre sites that are suitable, viable and available.
- 5.28 Policy CSP40 (Pollution Control and Protection) states that development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

Supplementary Planning Documents

- 5.29 On the 01 March 2012 Barnsley Council adopted 10 Supplementary Planning Documents (SPDs) which have been prepared to supplement Barnsley's Core Strategy. Those of relevance are:
- Shopfront Design (2012) –The guidance supplements Core Strategy Policy 29 which promotes good design and aims to raise standards for new shop fronts and alterations to existing ones. The guidance sets out a series of design principles and those of relevance to the application are:
 - The style of the shopfront should be derived from, reflect and harmonise with the character, age and materials of the building as a whole, as well as being seen in the wider context of the area within which it is located.
 - Innovation and traditional principles should achieve an acceptable contemporary design form.

- The scale of the shop front should be in proportion with the rest of the building.
 - Shopfronts should fit within the original structural framework of the building.
 - Entranceways should be designed to allow access for everyone, including people with disabilities, older people and people with pushchairs and prams.
- Parking (2012) - sets out the parking standards that the Council will apply to all new development.

Planning Policy Summary

- 5.30 Following a review of the above policies, the key policy issues that need to be addressed are the retail impact and sequential assessment and the impact on the surrounding highway.
- 5.31 Other key issues are considered to be the principle of the development i.e. the reuse of previously developed land, visual impact, residential amenity and sustainability. These issues are addressed in detail in the later sections of this statement.

6 Sainsbury's Retail and Trading Operation

- 6.1 The principal purpose of providing a new store in Barnsley is to improve the range of food goods on offer to local people. This will enhance choice and competition within Stairfoot and the wider Barnsley area and improve linked trips to those using the wider retail and commercial offer in Stairfoot.
- 6.2 Sainsbury's are a 'food first' supermarket operator so the new Sainsbury's store will stock a wide variety of food to suit all budgets which gives a wide ranging appeal. Many Sainsbury's customers buy from both ends of Sainsbury's food range – both 'Basics' and the premium 'Taste the Difference' ranges.
- 6.3 Sainsbury's is the world's largest retailer of Fairtrade products. Fairtrade sales in Sainsbury's stores have increased by 19 per cent to £280 million over the past year, meaning one in every four pounds spent on Fairtrade in the UK is spent at a Sainsbury's store. Sainsbury's currently offer over 800 Fairtrade products and are continually adding to the number stocked. In total Sainsburys offer over 30,000 products in their stores.

Employment

A Great place to work

- 6.4 "Our success as a business is down to the 150,000 colleagues working in our stores, depots and offices providing great service for our customers every day. They are the face of Sainsbury's and crucial to our success, so being a great place to work is an essential part of being a sustainable business" – Sainsbury's.

Sainsbury's Commitment

- 6.5 As well as creating jobs, Sainsbury's are committed to providing a workplace where people feel they are given the right opportunities to succeed in a safe, healthy and respectful environment. Sainsbury's know this is not just important to them as a business, but also to their customers.
- 6.6 Sainsbury's work hard to make sure everyone in their business feels involved and informed, and shares their values and vision for the future. Sainsbury's also believe it is important to recognise great work at Sainsbury's, and to thank those colleagues who put in an extra effort.
- 6.7 As a business, Sainsbury's promote flexible and inclusive working packages, and family friendly policies. Colleagues place a high value on the ability to balance the demands of family and work commitments, so Sainsbury's are proud that their turnover rates are currently at a record low, reflecting job satisfaction.
- 6.8 Sainsbury's commitment to being a great place to work is set out in their 20x20 Sustainability Plan. In addition to pledging to create 50,000 new jobs by 2020, Sainsbury's have also set ambitious goals relating to training, long service, colleague share ownership and helping those from disadvantaged groups into work.

Job Opportunities

- 6.9 In the last year, Sainsbury's have created over 6,000 new jobs and they plan to create at least 5,000 more in the next year, through new stores and expansions. This links to their 20x20 target to create 50,000 new job opportunities by 2020.
- 6.10 Sainsbury's will also create an additional 20,000 seasonal jobs in the run up to Christmas, and 3,000 over the summer. These jobs can be a stepping-stone to employment with Sainsbury's, and this year they expect at least 2,000 colleagues to join them permanently from temporary roles.
- 6.11 Sainsbury's aim to provide quality, rewarding work. This might mean flexibility or fast progression. It might mean variety and great colleagues you enjoy working with.

Long Service

- 6.12 Sainsbury's place a strong emphasis on retention and long service. One in three of their store managers started working with them before the age of 18, and 13,000 colleagues have worked for them for 20 years or more.
- 6.13 Sainsbury's target as set out in their 20x20 Sustainability Plan is that by 2020, 20,000 of their colleagues will have reached 20 years of service at Sainsbury's.

Diversity and inclusion

- 6.14 Diversity and inclusion are an important part of Sainsbury's heritage. As one of the largest UK employers, with a range of jobs and career opportunities available, Sainsbury's recognise that employing a diverse range of people benefits the communities they serve and creates real social and economic value for their business.
- 6.15 Sainsbury's have worked for many years with organisations such as Remploy and Mencap to ensure that jobs with Sainsbury's are accessible to people with disabilities. In the past five years Sainsbury's have recruited nearly 1,700 colleagues with disabilities who are playing an important role in their business.
- 6.16 Although Sainsbury's are proud of their diverse workforce, they also recognise that there is always more they can do. Sainsbury's are currently working with Race for Opportunity and a specialist research organisation to help them understand the enablers and hidden barriers affecting their colleagues from ethnic backgrounds who want to progress to senior positions.
- 6.17 With a senior colleague on the Board of Race for Opportunity, Sainsbury's can support the organisation's wider initiatives. Also, Sainsbury's network of Diversity Champions helps them pursue initiatives resulting from any research in a sensitive and localised way.

Training & Development

- 6.18 Sainsbury's know that retail is a great place to build a career, and they support this through training and initiatives. Sainsbury's want to give colleagues an opportunity to

progress and to move up and across their business, with the potential to run a team, a department or a store, and when it leads to externally-recognised qualifications, it's even better.

Sainsbury's Food Colleges

- 6.19 In Sainsbury's 20x20 Sustainability Plan, they have made a commitment that by 2020 at least half of their colleagues will have received externally-accredited training. One of the ways Sainsbury's will achieve this is through their Sainsbury's Food Colleges (including Fish, Meat, Hot Food, Deli, and Café) where colleagues train on their own hands-on craft skills courses. The Food Colleges opened in 2011 last year, following the success of the initial Bakery College, which opened in May 2010.

City & Guilds

- 6.20 City & Guilds, the UK's largest provider of vocational education, has formally accredited the high standards of training provided by experts at Sainsbury's colleges. Over 21,000 of their colleagues working on meat, fish, bakery and hot food counters, as well as in their cafes, have attended training at the colleges, and this has been a huge part of their success in store. It is the largest ever accreditation in the history of City & Guilds and testament to Sainsbury's commitment to giving their colleagues all the opportunities they need to learn new skills and develop.

Job Related Qualifications

- 6.21 Sainsbury's continue to offer Job-Related Qualifications (JRQs) and remain committed to giving colleagues access to literacy and numeracy support. In 2011/12, 5,500 colleagues received JRQs.

Trainee Manager Scheme

- 6.22 One of the entry points for people who want to pursue a career in retail is Sainsbury's popular trainee manager scheme. There were 150 places available on the scheme this year for internal and external candidates with a minimum of two A-levels.
- 6.23 Accepted applicants spend a year completing an unrivalled training programme that equips them with everything they need for a successful career with Sainsbury's, including overseeing and managing large budgets and teams. Since the scheme started in March 2011, 250 trainees have completed it successfully.

Graduate Scheme

- 6.24 As one of the country's most successful and fast-growing retailers, Sainsbury's look for ambitious, intelligent individuals who want to help drive their business forward and lead successful teams. Unlike many other graduate schemes, Sainsbury's graduates enjoy a fast track around key areas of the business and regular access to key members of the

Board. This, alongside the skills they quickly develop, equips them with everything they need for a rewarding career.

- 6.25 Sainsbury's will recruit approximately 20 graduates per year for the 2020 Leaders Programme, and will also run graduate schemes in the property division and own brand teams. Graduates will build their knowledge and experience of the business in one of three divisions (Commercial, People and Operations) and take on responsibility more quickly than ever before.

"You Can" Scheme

- 6.26 Sainsbury's are committed to helping those who want to work but face barriers, or lack the confidence and skills to enter the workplace in a conventional way. Unemployment cannot be tackled by government alone and Sainsbury's believe businesses have to contribute to a solution. Their target is to provide 30,000 work opportunities for people from disadvantaged communities by 2020.
- 6.27 Sainsbury's You Can scheme set up by Sainsbury's in 2008 offers all colleagues the opportunity to gain a nationally-recognised qualification, and to get people back into work – including the long-term unemployed and others who face significant barriers to work.
- 6.28 A big part of You Can is offering short work trials in partnership with charities and agencies such as Remploy, Mencap, Shaw Centre, Jobcentre Plus and Fairer Chance, so those who want to work can try out a job to see if it's right for them. You Can work experience is always voluntary, never longer than three weeks or over 16 hours a week (as this protects people on benefits) and always with a genuine job at the end if the scheme is successful.
- 6.29 Since 2008, You Can schemes have helped 13,000 people into work. As part of this, Sainsbury's have hired 1,725 people through Mencap and Remploy, over a third of whom may have disabilities and learning difficulties.
- 6.30 Remploy takes great care to ensure that all of their candidates are suitable for the fast-paced, dynamic world of retail. Once a candidate has started work at Sainsbury's, Remploy continues to provide support to ensure they are a success in their new role. As Sainsbury's keep building their business, both by opening new stores and extending existing ones, Sainsbury's looks forward to working with Remploy for many years to come.
- 6.31 Many of Sainsbury's older colleagues join them later in life and start a second or third career with them, so their HR policies are designed towards their needs. With an ageing population and the expectation that people will work for longer, Sainsbury's are proactive in recruiting, retaining and developing older workers, and they have extended more learning and development opportunities to older colleagues.
- 6.32 Sainsbury's currently employ 13,700 people over the age of 60 in stores across the country. 5,700 of these are over 65 and 1,900 are over 70. Older colleagues have a wealth of experience and knowledge, and Sainsbury's get a lot of positive feedback from customers who appreciate the great service they have to offer.

“Youth Can”

- 6.33 As 47,000 of Sainsbury's colleagues are 25 or younger, Sainsbury's created a National Youth Forum where they invited representatives from forums across all parts of the business to meet their Operating Board and share their views on what young people want from Sainsbury's.
- 6.34 Sainsbury's young people highlighted the importance of building a better understanding of what it means to work in retail, inside and outside their business. Sainsbury's want people of their age to understand the breadth of opportunities, and what goes on behind the scenes. Sainsbury's have therefore created a new campaign, “Youth Can” to promote career opportunities for young people. Through this initiative, hundreds of Sainsbury's colleagues under 25 discuss their experiences and the job opportunities on offer to young people, in their teams, communities and schools.
- 6.35 Youth Can helped shape Sainsbury's involvement in an industry-wide initiative. The Institute of Grocery Distribution's Feeding Britain's Future, which promoted the industry to young people and helped them with the basic skills needed when applying for jobs.

External Training Opportunities

- 6.36 London 2012 also gave Sainsbury's colleagues some amazing development opportunities, with 27 seconded to LOCOG and around 124 volunteering as Gamesmakers. This not only gave them fantastic professional experience as individuals, but Sainsbury's also benefited from having colleagues with new skills and experiences to contribute to the business on their return.

Non Food Offer

- 6.37 In addition to meeting customers' daily and weekly food and grocery shopping needs, Sainsbury's aims to offer customers other, non-food products that are now normally found in most supermarkets, such as CDs, books, limited ranges of electrical items and TU clothing.

Sourcing with Integrity

- 6.38 By 'sourcing with integrity', Sainsbury's aim to provide their customers with quality products at a fair price, doing so in a way that's better for the animals, farmers, growers and workers involved, and which minimises their impact on the environment.
- 6.39 Sainsbury's do this by forming partnerships with their suppliers that help them to raise environmental and social standards, and move towards real sustainability. In practice this means working with them to consider all of the economic, environmental and social impacts of their activities.
- 6.40 These days, for supermarkets and food producers, sourcing with integrity is increasing in importance and is a major talking point. The public, and particularly Sainsbury's

customers, are much more interested in where their food and household products come from, and how they are made.

- 6.41 Sainsbury's has always supported British farming. Therefore they always aim to offer British products at their best, when they are in season, and when the quality is as their customers expect.

Respect for our Environment

- 6.42 Sainsbury's aim to be the UK's greenest grocer. Climate change represents a huge global challenge, and tackling the issue involves addressing factors that affect the environment both directly and indirectly. This is particularly true in retail, as the business needs to consider not only their own environmental performance, but also the environmental impact of stores and the supply chain, how they make and package their products, and how they can help their customers make more sustainable choices.
- 6.43 Wherever practical, Sainsbury's are taking steps at every level of the business to reduce their carbon and wider environmental footprint. Sainsbury's have divided their climate change strategy into three key sections: operations, products and customers.
- 6.44 Over past years, Sainsbury's have continued to reduce the impact of their operations by using new innovations in the way Sainsbury's build and sustain their stores. Sainsbury's do all they can to reduce energy consumption to limit their carbon emissions, focusing on the latest available renewable energy technologies and their energy efficiency Reset programme.

7 Key Issues

- 7.1 From a review of the development plan, the site's history and physical characteristics and the pattern of retailing in Barnsley, the key planning issues for the proposed development have been identified as:
- Retail Impact and Sequential Assessment.
 - Transport and Accessibility.
- 7.2 Other material considerations are considered to be the principle of development, visual amenity, residential amenity and sustainability.
- 7.3 These issues are all addressed in the following sections of this Statement and in the accompanying documents submitted alongside the planning application.

8 Retail Impact and Sequential Assessment

- 8.1 Outlined below are the main retail issues relating to the proposals. The full Retail Impact Assessment and Sequential Assessment are contained within the Retail Statement submitted in support of the application.
- 8.2 The application site is a well-established retail destination that is currently in active use. In close proximity to the application site are an Aldi food store and Frankie and Benny's restaurant, Wilson Carpets Warehouse, a trade window supplier and a car sales showroom.
- 8.3 The application assesses the impact of changing from a DIY store to a foodstore with goods on the catchment area.
- 8.4 The Sainsbury's store will be predominantly used for the sale of convenience goods together with complementary comparison goods.

Barnsley Retail Study (2011)

- 8.5 The Council commissioned England & Lyle to prepare a Town Centre Retail Capacity Update (TCRCU) study, which was completed in March 2011. The main purpose of this study was to identify retail capacity for Barnsley Town Centre. Given that the application site is not located within the Town Centre the findings of the TCRCU in terms of future need are of limited relevance.
- 8.6 The key findings of this study were as follows:
- Larger superstores in Barnsley have the greatest market share for convenience goods spending (paragraph 2.13).
 - Barnsley Town Centre has a relatively low market share in convenience goods, which reflects the low representation of convenience goods floorspace in the Town Centre (paragraph 2.17).
 - The existing Morrisons store on Westway is over trading. This strong trading performance is likely to be as a consequence of limited choice in the main food shopping sector (paragraph 5.45)
 - The Town Centre is principally seen by shoppers as a comparison goods retail destination rather than for convenience shopping (paragraph 3.7).
 - The study demonstrates that there is no convenience floorspace capacity for new shops until 2026 at which point there is capacity for 325 sq m net and 464 sq m gross of floor space.
 - The study demonstrates that there is no comparison floorspace capacity for new shops until after 2021 at which point there is capacity for 4,580 sq m net and 6,835 sq m gross of floor space. This capacity increases in 2026 to 13,833 sq m and 20,647 sq m of floor space.
- 8.7 The study reviewed the health of Barnsley Town Centre and concluded that overall Barnsley is a centre which has continued to perform relatively well during the current economic climate and there are good opportunities for growth and change in the centre.

However, the Town Centre remains vulnerable to competing retail developments which could hinder the centre's regeneration when the retail economy is already fragile.

- 8.8 The 'Retail Impact Analysis of Potential Superstore Developments in Barnsley' was completed in May 2011. Whilst this Study focused on assessing impact, it does provide some useful background in considering the need for further retail floorspace in the Borough, building upon the findings of the earlier TCRCU.
- 8.9 The study conducted by Barnsley Council shows that there is a need for another supermarket in Barnsley. The key findings of this study highlighted that the out-of-centre at Asda Old Mill Lane is identified to be the most popular destination, followed by the Morrisons in the Town Centre. Both these stores are identified to be trading very well and above company average levels. The next most popular store is identified to be the out-of-centre Tesco store at Wombwell Lane, although this store is identified to be trading below company average levels.
- 8.10 In considering quantitative need for a new foodstore in Barnsley, the Study highlights that a new superstore development will have the potential to increase trade retention in the Barnsley area by clawing back some of the leakage of spending that is taking place.
- 8.11 Reflecting this, the Study concludes (paragraph 4.6) that:

"We believe there is potential for a new superstore development to increase the retention level further."

- 8.12 There is currently no Sainsbury's foodstore in Barnsley, with the nearest main store in Wakefield. A new Sainsbury's foodstore would provide competition to the Morrisons and Asda stores in Barnsley and the Tesco store located on Wombwell Lane. It will provide more choice for the people of Barnsley and reduce the need for people to go outside the local area to shop.

Retail Impact Assessment

- 8.13 The proposed development is in accordance with national and local planning policy in terms of the consideration of impact. The proposal will enhance the retail offer in the local area, improve choice and provide competition to the benefit of the consumer in a location that has been accepted as appropriate for retail development.
- 8.14 The effects of the current proposal are such that it will not undermine the long-term vitality and viability of existing centres or prejudice future private or public sector investment.
- 8.15 The effects of the proposal are such that it will not undermine the long-term vitality and viability of existing centres or prejudice future private or public sector investment, including the Barnsley Markets Project.
- 8.16 Whilst our assessment identifies some impact on existing centres this will be limited and as previously highlighted, the NPPF policy requirement is for there to be demonstrable evidence that the development is likely to have a significant adverse impact. The Council has already acknowledged that some impact on existing centres / stores is acceptable by recently granting planning permission for a new foodstore at New Street.

- 8.17 The proposed increase in the range of goods sold is, therefore, in accordance with NPPF paragraphs 23 and 26, saved UDP Policies BA5 and S3 and Core Strategy Policies CSP19 and CSP31.

Sequential Assessment

- 8.18 The following sites have been assessed in terms of their suitability, viability and viability as part of the sequential approach:

- New Street/ West Way, Barnsley.
- Gala Bingo/ former YEB site, Barnsley.
- Former Peel Centre, Barnsley.

- 8.19 The assessment has demonstrated that the need the proposal is intended to serve is to provide a new main food shopping facility that will improve choice and competition within the area. The main food shopping offer is currently dominated by the out-of-centre Tesco located on Wombwell Lane and any new store needs to be sufficient to provide a genuine alternative to this store.

- 8.20 Our assessment, completed with the Retail Statement, has demonstrated that there are no sites that are suitable, viable or available to meet this acknowledged need even when applying a flexible approach. The proposed development therefore satisfies the sequential approach as set out in Section 2 of the NPPF, saved UDP Policy S3 and Core Strategy Policy CSP31.

Summary

- 8.21 The accompanying Retail Statement has been prepared to assist in the assessment of an application to enable Sainsbury's to operate from the existing B&Q unit off Stairfoot Way, Stairfoot, Barnsley.

- 8.22 The Retail Statement has fully assessed the key retail policy consideration set out in the NPPF and the adopted development plan where relevant and up-to-date. On this basis, it has been demonstrated that:

- There is an acknowledged need to improve the goods offer of Stairfoot and the wider Barnsley area.
- No sequentially preferable site exists that is available, suitable and viable for the proposal.
- The permitted scheme for a new foodstore at New Street, Barnsley is not deliverable and viable.
- There is no clear evidence to suggest that the proposal is likely to lead to a 'significant adverse' impact on future investment or the vitality and viability of existing centres.
- The proposal will assist in meeting the needs of the local resident population.
- In accordance with the Government objectives, the proposal will improve competition and consumer choice for local residents.

- 8.23 Overall, the development is in accordance with relevant national and local planning policy and there is no retail policy reason why planning permission should not be granted.

9 Transport and Accessibility

- 9.1 Outlined below is a summary of the main highways issues relating to the proposals. Further information is contained within the Transport Assessment (TA) submitted in support of the applications.
- 9.2 The key highways issues are considered to be as follows:
- How customers will access the site.
 - The impact the development will have upon the junctions in Stairfoot.
 - The impact Sainsbury's delivery vehicles will have on the wider area.
 - Accessibility to non-car users.
- 9.3 Vehicular access for customers is taken from Stairfoot Way, accessed from Bleachcroft Way which is a spur taken from a roundabout on A635 Doncaster Road and the A633 Wombwell Lane. This is the same as the arrangement adopted for the existing B&Q warehouse unit.
- 9.4 The TA demonstrates that this arrangement is appropriate to serve the Sainsbury's store without any detrimental impact on the operation of the existing roundabout. The TA also concludes that the foodstore will not have a significant impact upon the surrounding junctions within Stairfoot.
- 9.5 The proposed foodstore will not generate a significant number of new vehicle trips in Barnsley. Instead, customers who currently drive to other food retailers in the local area will transfer to the new Sainsbury's store.
- 9.6 Many of Sainsbury's customers who are residents of Barnsley and the surrounding villages and currently shop in the local area, in particular the Tesco store on Wombwell Lane and the Aldi store on Hunningley Lane will already be present on the local highway network when undertaking their main food shopping trip. Therefore, these people will not be undertaking new vehicle trips in the area when visiting Sainsbury's.
- 9.7 It is important to remember that at times when roads are at their busiest (peak times) most people visit supermarkets as part of a wider trip (for example while travelling to or from work). Such customers would already be travelling past the site on A635 Doncaster Road and the A633 Wombwell Lane and therefore would not represent new cars on the local roads. At weekends it would be expected that a proportion of customers would visit the Sainsbury's store as part of a wider trip to the Aldi food store and Frankie and Benny's restaurant, Wilson Carpets Warehouse, or the trade window supplier and car sales showroom and therefore would again already be present on the local highway network.
- 9.8 The service yard will be accessed from Stairfoot way, accessed from Bleachcroft Way. This is the same arrangement currently in use by the existing B&Q store. The Sainsbury's store would generate a low number of service vehicle movements, with approximately 7 HGV deliveries per day plus 1 milk and 2 bread deliveries.

- 9.9 The site is well located to encourage customers and staff to use public transport services to travel to the site, with the closest bus stops located on north of the site on Bleachcroft Way and on Wombwell Lane. A large number of bus services pass along the roads surrounding the site as they leave or return to Barnsley and the surrounding areas.
- 9.10 Street lit pedestrian footways are provided in close proximity to the site. Zebra crossings will be provided at a number of locations within the car park to provide pedestrians with safe links to the store entrance lobby.
- 9.11 The foodstore development will provide bicycle parking which will be located in safe and secure locations.
- 9.12 In light of the above, it is considered that the proposals are in accordance with Section 4 of the NPPF and Core Strategy Policy CSP 28.

10 Other Material Considerations

10.1 This section sets out other material considerations to be considered as part of the Full Planning Application for external alterations to the existing building and associated car parking. The material considerations are considered to be:

- Principle of development.
- Visual amenity.
- Residential amenity.
- Sustainability.

Principle of development

10.2 The site is an established retail destination.

10.3 The site is allocated in saved UDP policy BA5 for employment uses and saved UDP policy ED7 seeks to safeguard the employment use of these sites. Core Strategy policy CSP19 further seeks to protect existing employment land for employment uses. B&Q have been operating from the unit since 1999 therefore the Council have accepted an A1 retail use on the site. Moreover, retail is an employment generating use and, therefore, the proposed use of the building conforms to saved UDP Policy BA5.

10.4 Section 8 above demonstrates that there will be no significant adverse impact on existing centres within the catchment area as a result of the proposed increase in the range of goods to be sold from the store and use as a supermarket and that there are no sequentially preferable sites that are suitable, viable or available.

10.5 Furthermore, paragraphs 17 and 111 of the NPPF directs development to previously developed land and buildings. The proposals will effectively reuse an existing unit to create a modern foodstore.

10.6 The proposals are, therefore, in accordance with the principles set out in paragraph 17 and paragraph 111 of the NPPF, saved UDP policies BA5 and ED7 and Core Strategy policy CSP19.

Visual Amenity

10.7 The external alterations are proposed to the existing B&Q site in order to accommodate a Sainsbury's foodstore occupying and operating from the unit. These external alterations comprise:

- A new internal mezzanine for the customer café and toilets.
- New entrance lobby, customer toilets and ATM facilities along shopfront.
- Removal of existing builders yard and garden centre to provide additional car parking areas, including disabled and parent/child spaces.
- New unloading bay doors and scissor lifts within the service yard.
- External plant, including ground source heat pump, within the service yard.

10.8 There will also be a number of external alterations made to the site that do not require planning permission, including:

- Re-configuration of existing car park and realignment of car parking spaces.
- Increased number of disabled and parent and child spaces.
- Additional improved landscaping around the site and on the site boundaries.

10.9 The proposed external alterations will improve the overall appearance of the site whilst retaining its commercial character, which is commensurate with the surrounding context. The proposals are, therefore, in accordance with NPPF paragraphs 59-60, and Core Strategy Policy CSP29.

Residential Amenity

10.10 The key issue in relation to the application is the removal of a restriction on hours of serving (the current permission Condition 11) and the impact of noise from deliveries on the amenity of nearby residents.

10.11 A Noise Impact Assessment has been submitted in support of the application and assesses the impact of noise from deliveries on residential amenity. The Noise Impact Assessment concludes that there will be no significant adverse impact on residential amenity as a result of deliveries or external plant.

10.12 Notwithstanding this, a Service Yard Management Plan will be implemented to ensure noise from deliveries to kept a minimum to ensure that there will be no significant adverse impact on the amenity of nearby residents.

10.13 The application includes the location of new plant and air conditioning units to the rear of the service yard. The specification of the proposed plant and air conditioning units is currently unknown. However, noise levels can be restricted via an appropriately worded planning condition.

10.14 The proposals are, therefore, in accordance with paragraph 123 of the NPPF and Core Strategy Policy CSP40.

Sustainability

10.15 Sustainable transport is discussed in the previous chapter so this section looks at renewable energy.

10.16 Core Strategy Policy CSP2 requires developments to demonstrate how it minimises resource and energy consumption. A Renewable and Energy Efficiency Assessment has been submitted alongside the planning application. The report sets out a number of environmental measures to be included within the Sainsbury's store to minimise energy usage and reduce the environmental impact of the new store. These initiatives are anticipated to reduce energy use and carbon emissions at the store by 31.3% and 12.2% respectively, compared to a store within energy efficiency investment.

10.17 Based on the above, the store complies with the core sustainability principles in the NPPF and in particular Section 10, along with Core Strategy Policy CSP2.

11 Conclusions

- 11.1 This Planning Statement has been prepared by Turley Associates on behalf of Sainsbury's Supermarkets Limited in support of a planning application for the use of an existing DIY retail store as a foodstore.
- 11.2 The proposals are to support the opening of a new Sainsbury's foodstore in the existing B&Q unit. The proposals would result in a supermarket of 6,836 sq m (73,583 sq ft) net sales and associated car parking.
- 11.3 One of the key objectives of the NPPF is to promote consumer choice and competition in the retail sector. In this respect, the provision of a new Sainsbury's foodstore in Stairfoot, Barnsley will provide competition to the other supermarket stores in the area, including the Tesco located on Wombwell Lane and also reduce the need for local residents to travel to Sainsbury's supermarkets elsewhere.
- 11.4 The Retail Impact Assessment has demonstrated that there will be no significant adverse impact on existing centres as a result of the foodstore use. Therefore, the proposals are in accordance with NPPF Section 2 and saved UDP Policies BA5 and S3 and Core Strategy Policies CSP19 and CSP 31. Furthermore, the application site is the most sequentially preferable location for an additional supermarket to serve Barnsley and complies with Section 2 of the NPPF, saved UDP Policy S3 and Core Strategy Policy CSP31.
- 11.5 The Transport Assessment demonstrates that there will be no detrimental impact on the operation of the existing roundabout. The TA also highlights that the foodstore will not have a severe impact upon the junctions within Stairfoot. It is considered that the proposals are in accordance with Section 4 of the NPPF and Core Strategy Policy CSP28.
- 11.6 All other material considerations have been assessed as part of the applications and are considered to be acceptable. This includes safeguarding the employment generating use of the site, protecting residential amenity and reducing energy consumption.
- 11.7 Through this and other supporting statements, it has been demonstrated that the proposals are in compliance with the development plan and national planning policy. Accordingly, there is a strong presumption in favour of development and no material considerations that outweigh the presumptions. Planning permission should, therefore, be granted.

Appendix 1 – Site Location Plan

Appendix 2 – Decision Notice for Planning Application (B/99/1083/BA)

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