

PLANNING SUPPORTING STATEMENT

**RESERVED MATTERS APPLICATION FOR PROPOSED 7,225 SQ M
(GROSS EXTERNAL AREA) INDUSTRIAL UNIT FOR GENERAL
INDUSTRIAL (B2) AND STORAGE AND DISTRIBUTION USE (B8)
WITH ANCILLARY OFFICE (B1)**

**UNIT A CAPITOL PARK, CAPITOL CLOSE,
DODWORTH, BARNSELEY**

February 2017

1.0 Introduction

- 1.1 This Planning Supporting Statement is prepared in respect of an application for approval of reserved matters in relation to Plot A pursuant to 2016/0713 outline planning application including means of access for industrial development for general industrial (B2) use and storage & distribution (B8) use with ancillary office (B1) use at 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;
 - Site Location Plan ref. M3016-00-SK4;
 - Site Layout Plan ref. M3016-01-SK5;
 - Proposed Floor Plan ref. M3016-02-SK4;
 - Proposed Elevations ref. M3016-03-SK4;
 - Site Sections ref. M3016-05-SK4;
 - Proposed Roof Plan ref. M3016-07-SK4;
 - Proposed Drainage Layout ref. 2450.2017-DSK1;
 - Transport Statement prepared by Aecom; and
 - Landscape Proposals prepared by Smeeden Foreman
- 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) in respect of the reserved matters of scale, layout, external appearance and landscaping.
- 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 this application for approval of reserved matters against which it 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 first phase of the Capitol Park development to the west of Capitol Close approved under outline consent 2016/0713. 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 the first phase of development following approval of outline consent ref. 2016/0713 which comprises a triangular shaped area of land is 2.1 hectares. It is located at the junction of Whinby Road and Capitol Close adjacent to the Capitol Close roundabout. It is a prominent site being elevated above the level of Whinby Road by around 4 metres at its south-western corner.
- 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.
- 2.7 As the first phase of development will be a new operation there will be new job opportunities for the local economy. There will be 20 new positions in the office accommodation, and 35 new positions in the warehouse which will need to be filled during the first 12 months of operation. After the second year of operation it is highly likely that there will be significantly more job opportunities made available.

Site History

- 2.8 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. This application for approval of reserved matters is made pursuant to condition 2 of that permission.
- 2.9 Prior to this there were a number of successful planning applications at or adjacent the site as part of the wider Capitol Park development as follows:
- 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 7,225 sq m (gross external area) industrial and warehousing unit at Plot A. The intended occupier proposes to use the building completely racked out to take pallets for storage, full height, which will be stored and then taken out for delivery in full packs not individual items. However, to preserve flexibility for other uses in the future permission is sought for general industrial (B2) and storage and distribution (B8) with ancillary office (B1) use.
- 3.2 The inside wall measurements of the building will be 79.3 metres x 84.7 metres. The height to underside of haunch will be 12 metres and to the ridge it will be 15 metres high.
- 3.3 The unit will be of steel framed construction and the external materials shown on the Proposed Elevations drawing are as follows:
- Composite micro-rib panels (Metallic Silver RAL 9006)
 - Horizontal profiled twin skin cladding (Merlin Grey 18B 25)
 - Vertical profiled twin skin cladding (Goosewing Grey – BS 10A05)
 - Powder coated aluminium curtain walling and windows (Merlin Grey 18B 25)
 - Blue facing brickwork with black mortar
 - Fire Exit doors in Merlin Grey to match wall cladding
 - Goods door to be polyester powder coated in Merlin Grey to match wall cladding
 - All cladding trims and flashings in black

- 3.4 The Site Layout Plan shows a car park with 72 parking spaces accessed off the main access road into the wider site at the front (north) of the unit. Due to the changes to the Illustrative Masterplan in respect of the first phase of the development resulting from the occupier's requirements for a single, larger unit the secondary access that was agreed by the outline consent is no longer required and won't be pursued.
- 3.5 The Site Layout Plan also shows a service yard to the rear (south) of the unit. This will be accessed via the turning head of the main access road into the wider site. The service yard includes a 25 m turning circle and provides access to two no. proposed surface level doors and four no. proposed dock levelling doors.
- 3.6 The Landscaping Proposals include wildflower meadow grassland, to enhance the biodiversity of the site, and a range of heavy standard and extra heavy standard trees. The perimeter of the building, car park and service yard will be protected by 2.4m high V guard security fencing in dark green with matching gates.

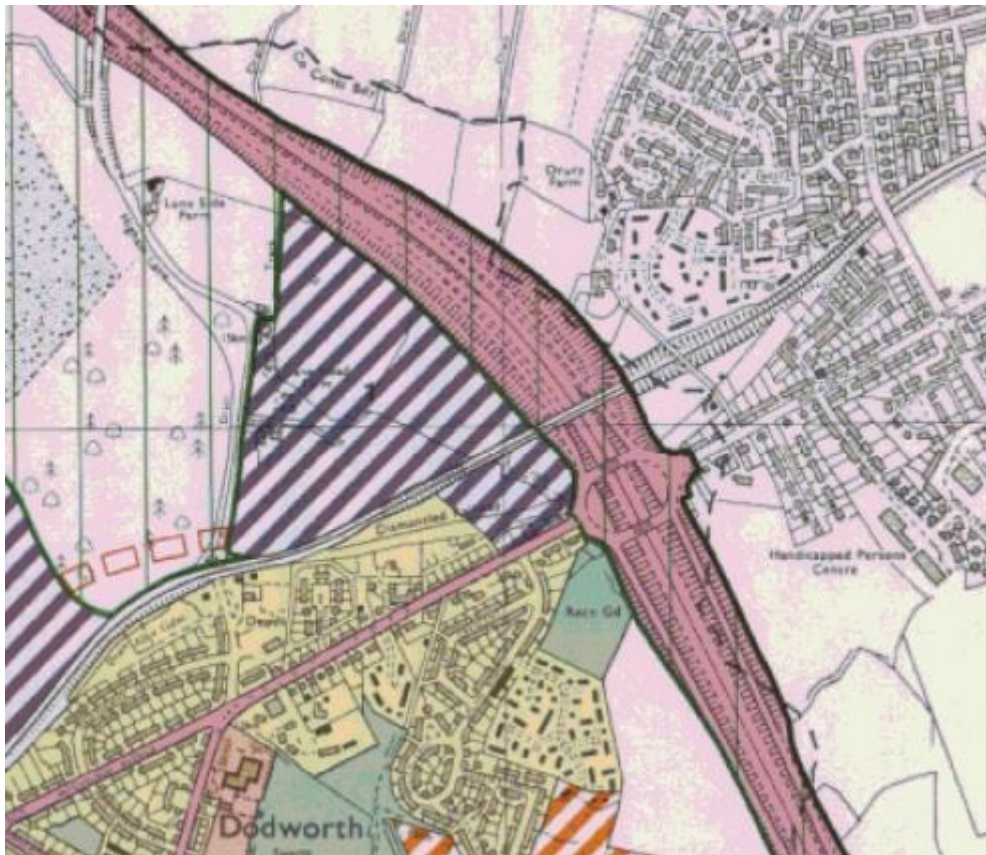
4.0 Planning Policy and Guidance

- 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 The next stage in the emerging Local Plan process is that the Local Plan Submission Draft will be prepared and lodged with the Secretary of State for determination following an Examination in Public.

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 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.

4.16 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

- 4.17 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.
- 4.18 In March 2012 the Council adopted a Car Parking SPD for the Borough which provides detailed guidance on parking standards which is relevant. For all office developments in Urban Barnsley below 2500 sq m the maximum parking standard is 1 space per 30 sq m gross floor area. For general industrial developments in Urban Barnsley the maximum parking standard is 1 space per 60 sq m and for storage and distribution it is 1 space per 100 sq m up to 1000 sq m and 1 space per 150 sq m thereafter.

5.0 Planning Considerations

- 5.1 The site is allocated for employment purposes in the UDP and the Core Strategy. It also benefits from an extant outline planning permission for B2 and B8 uses. The principle of the development is therefore established and only matters relating to the reserved matters set out in condition 2 of the outline planning permission relating to the layout, scale, design and external appearance and landscaping are under consideration in this application.

Layout

- 5.2 The proposed layout includes parking for 72 vehicles. Based on the adopted Car Parking SPD for the Borough, set out at paragraph 4.18 above, the maximum parking allowed for this development is as follows:

B1a floorspace – 745 sq m / 30 sq m = 25 spaces

B2 floorspace – 6320 sq m / 60 sq m = 105 spaces

B8 floorspace – 1000 sq m / 100 sq m = 10 + 5320 / 150 sq m = 45 spaces

- 5.3 Based on the proposed future occupier, who propose to use the unit for a storage and distribution (B8 use) the maximum parking provision is therefore 70 spaces. The proposed car parking is therefore acceptable when assessed against the Council's SPD and Policy CS25.
- 5.4 The proposed service yard includes a 25m turning circle which is capable of accommodating an articulated lorry.
- 5.5 The layout has also been designed taking into account the restriction of the drainage easement. This has dictated where the parking, unit and servicing yard can all be located.

Scale, Design and External Appearance

- 5.6 Policy CSP29 requires high quality design which contributes positively towards the environment.
- 5.7 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.
- 5.8 The proposed development has been carefully considered so that it will 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.
- 5.9 It is acknowledged that the site is prominent when viewed from Whinby Road as a consequence of the levels differences. However, the south facing elevation of the building will be broken up by the loading doors and the external materials pallet.
- 5.10 A photograph of how the front elevation of the unit will appear is shown below based on a similar scheme which is currently under construction in West Yorkshire and uses the same external materials pallet.

Figure 2: Proposed image



- 5.11 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.

Landscaping

- 5.12 The majority of the trees along the site boundary will be retained as part of the proposals. The perimeter areas will be enhanced through wildflower mix planting and additional heavy standard and extra heavy standard tree planting to create landscaped embankments as indicated on the Landscape Proposals drawing. The use of 2.4m v guard fencing in dark green as the boundary treatment will also blend into the landscaped environment as well.

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 the approval of reserved matters for which permission is now sought in relation to Plot A.
- 6.2 There is an occupier for the unit who wish to be in occupation by 1 December 2017 and so we are committed to starting the development as soon as approval of reserved matters and the necessary pre-commencement planning conditions have been agreed, an application for which will be made very shortly.
- 6.3 The proposals are in full accordance with the outline planning permission, national and local planning policy. For the reasons set out in this Planning Supporting Statement we respectfully request that this application is granted without delay.

M Steadman MRTPI

Commercial Development Projects Ltd

February 2017