

Design & Access Statement

Former Goldthorpe Primary School,
High Street, Goldthorpe



ELG Planning,
Gateway House,
55 Coniscliffe Road,
Darlington,
DL3 7EH

info@elgplanning.co.uk
www.elgplanning.co.uk

Contents

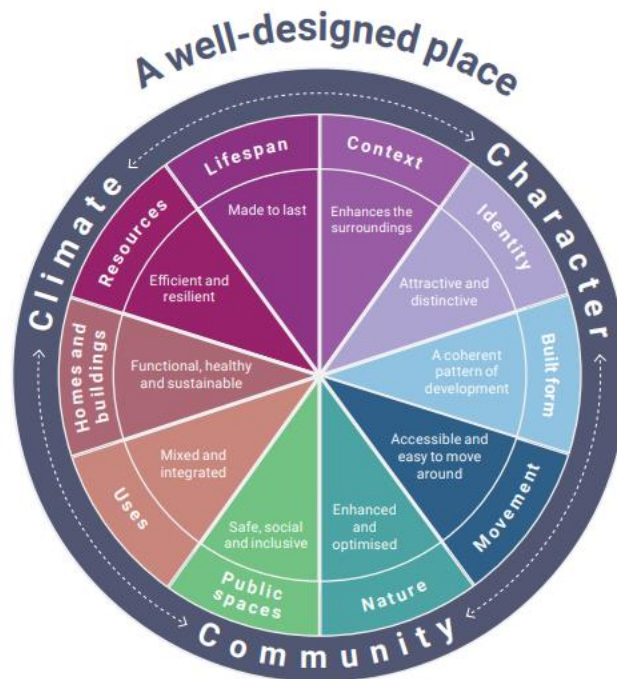
1. Introduction	Page 2
2. Site Context & Proposed Development	Page 5
3. Planning Policy Context	Page 9
4. Design & Access Statement	Page 12

Revision Record					
Rev	Description	Date	Author	Checked	Approved
0	Final	04.01.22	GS	SL	GS

1. Introduction

Purpose of Statement

- 1.1 This Design & Access Statement has been produced to accompany a full planning for the erection of a 1,979 sq.m (gross) retail unit (Use Class E) with vehicular and pedestrian accesses; parking; hard and soft landscaping; boundary treatments; trolley bay; electricity substation and associated works at the former Goldthorpe Primary School site, High Street, Goldthorpe.
- 1.2 This statement deals with issues of design (appearance, layout, landscaping etc.) and access. It clearly defines the parameters of the development proposals and demonstrates how they have evolved following a detailed analysis of the application site and locality, to establish constraints and opportunities.
- 1.3 The structure and content of the statement has been informed by the Development Management Procedure Order 2010 and the National Design Guide. The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide forms part of the Government's collection of planning practice guidance and outlines and illustrates the Government's priorities for well-designed places in the form of ten characteristics, as shown overleaf:



The ten characteristics of well-designed places

Structure of Statement

- 1.4 This Design & Access Statement is structured as follows:
- 1.5 **Section 2** analyses location and the built and natural context of the site and its surroundings.
- 1.6 **Section 3** outlines the relevant planning policy context in respect of design and access considerations.
- 1.7 **Section 4** sets out the design and access considerations that have been taken into account and informed the design proposals for the site. This includes an assessment of the site's constraints and opportunities, in relation to the ten characteristics set by the National Design Guide.

2. Site Context & Proposed Development

Site Context

2.1 The application site comprises of a cleared parcel of land extending to approximately 0.95ha at the junction of High Street / Doncaster Road in the heart of Goldthorpe. The site was previously occupied by Goldthorpe Primary School, however, following the relocation of the school, it has been cleared in advance of redevelopment.

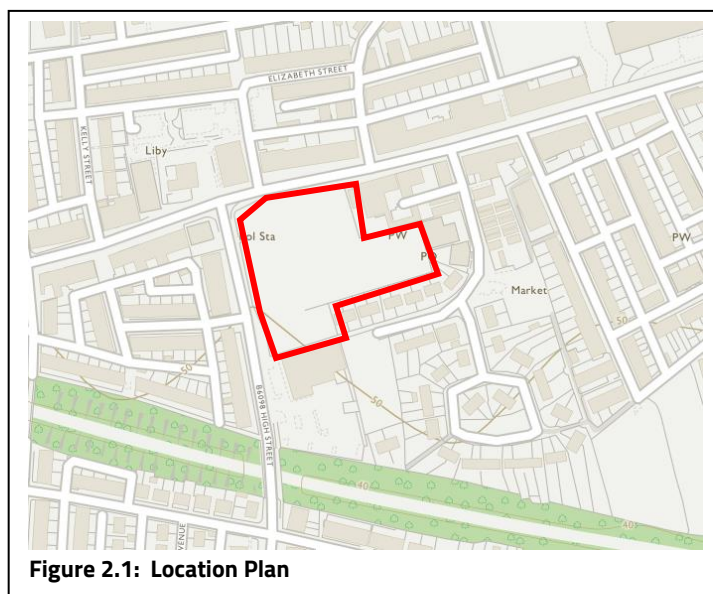


Figure 2.1: Location Plan

2.2 The site lies within Goldthorpe District Centre and there is an ASDA supermarket and residential properties on Market Street to the direct south of the site. The western boundary of the site is formed by High Street beyond which lies a terrace of retail and commercial properties. Goldthorpe Police Station lies on the opposite side of the High Street / Doncaster Road junction. Doncaster Road forms the northern boundary of the site and there is a row of retail and commercial properties flanking the northern side of the road opposite the application site.

Site Context

- 2.3 The former school buildings have now been cleared and the site is formed by areas of hardstanding and overgrown scrub vegetation. The site is broadly flat and the western and northern boundaries fronting High Street and Doncaster Road are formed by a low level red brick wall with pillars and metal railing infills, although this transitions to a solid brick wall towards the south western corner of the site. Vehicular access to the former school was achieved from High Street and there are also pedestrian access points on both High Street and Doncaster Road.
- 2.4 There is evidence of more mature tree and shrub planting to the eastern boundary adjoining St Mark's Methodist Church and the southern boundary with residential properties on Market Street and the ASDA Supermarket. There are also 3 No. Ash trees to the northern boundary of the site adjoining Doncaster Road.

Planning History

- 2.5 A full planning application for the erection of a 1,394 sq.m (gross) retail unit (Use Class A1) with access, car parking, hard and soft landscaping, trolley bays, electricity substation and associated works was approved by the LPA on 10th July 2020 (LPA Ref. 2019/0518).
- 2.6 A subsequent S.73 application for the variation of Condition 8 (Opening Hours) of planning permission 2019/0518 was approved on 1st October 2020 (LPA Ref. 2020/0765).

Constraints & Opportunities

2.7 The applicant and their consultant team have:

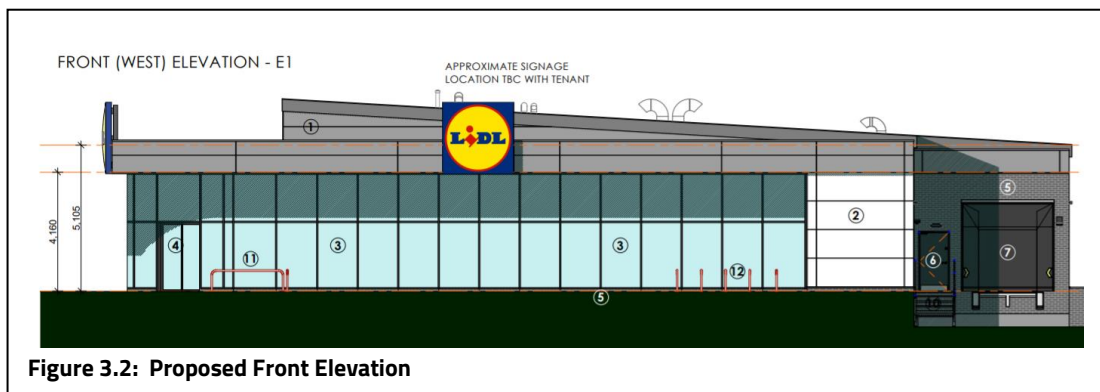
- Researched local needs and issues;
- Reviewed the provisions and requirements the adopted Development Plan and National Planning Guidance;
- Engaged with the Local Authority in informal pre-application discussions;
- Analysed the context within which the site is located;
- Analysed the constraints and opportunities of the site; and
- Submitted a suite of technical documents to help shape the scheme.

Proposed Development

2.8 The application site benefits from full planning permission for the erection of a retail unit extending to 1,394 sq.m (gross) and the principle of retail development on the site has been clearly established. The previously identified tenant for the site (Home Bargains) ultimately decided not to proceed following the grant of planning permission and the current application proposals represent a revised scheme for a discount foodstore (Use Class E) on the site for occupation by Lidl.

2.9 The proposed Class E foodstore will be located towards the eastern boundary of the application site and will have a total gross floor area of 1,979 sq.m. The principal elevation of the building will be predominantly formed by full height glazed curtain walling with the remaining elevations finished in insulated white metal cladding panels, which will transition

to grey cladding panels close to the roof line. A low level ibstock blue engineering brick plinth will be provided close to ground level. The roof will slope from north to south and will be constructed from metal composite insulated roof panels. The roof covering, fascias and soffits will be coloured grey.



- 2.10 The main customer car park will accommodate a total of 121 spaces and will be located to the front of the store, including disabled, family and EV bays. An upgraded vehicular access point will be created from High Street and pedestrian accesses will also be provided from both High Street and Doncaster Road. An area of public realm and an extensive band of soft landscaping including the retention of the 3 No. existing Ash trees will also be created to the northern edge of the site adjoining Doncaster Road, as well as the provision of further soft landscaping throughout the site.
- 2.11 The delivery bay will be provided to the side (south) of the store and will incorporate a graded ramp and manual dock levellers, negating the need for noisy scissor or tail lifts. A landscape buffer will be retained to the south of the building supplemented by additional tree planting and a 2.5m noise barrier will be provided in line with the recommendations of the submitted Noise Assessment. A new electricity substation will also be provided towards the north western corner of the site adjacent to the existing site access.

3. Planning Policy Context

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that the statutory Development Plan will continue to be the starting point for the consideration of planning applications for the development or use of land, unless material considerations indicate otherwise. This is reiterated by the National Planning Policy Framework.
- 3.2 This section of the statement identifies the Development Plan in force for the area in which the application site is located and also sets out the Development Plan policies of relevance to the assessment of the current application proposals. The key material considerations relevant to the determination area also highlighted.

Development Plan

- 3.3 The Barnsley Local Plan was adopted on 3rd January 2019 and sets out the key elements of the planning framework for Barnsley in the period to 2033. The application site lies within Goldthorpe District Centre, as shown on the adjacent Policies Map extract.

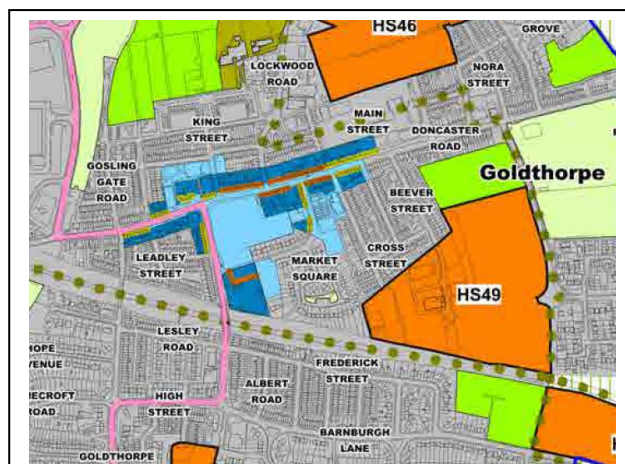


Figure 4.1: Policies Map Extract

- 3.4 The following development plan policies are considered relevant to the determination of the application in respect of the issues of design and access:

- Policy GD1: General Development;
- Policy D1: High Quality Design & Place Making;
- Policy CC2: Sustainable Design & Construction

National Planning Policy Framework (NPPF)

3.5 The revised National Planning Policy Framework (NPPF) was published in July 2021. It confirms that the purpose of the planning system is to contribute to the achievement of sustainable development and, in order to achieve this purpose, the planning system has three overarching objectives, which are interdependent and need to be supported in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a. **An economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b. **A social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;
- c. **An environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 3.6 Section 12 (Achieving Well Designed Places) of the NPPF advises that *"the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"*.
- 3.7 It goes further to suggest that that planning policies and decisions should aim to ensure that developments:
- a. *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b. *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c. *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d. *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e. *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - f. *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

4. Design & Access Statement

- 4.1 This section of the statement provides a detailed analysis of the overall design solution for the application site, taking into consideration the site's context, relevant planning policies and design guidance.
- 4.2 This Design & Access Statement assesses the proposed development in respect of amount, scale, layout, landscaping, appearance and access as advocated by guidance contained within the Town & Country Planning (Development Management Procedures) (England) Order 2015, as well as assessing the proposals against the relevant characteristics of the National Design Guide.

Use and Amount

- 4.3 The application site benefits from full planning permission for the erection of a retail unit extending to 1,394 sq.m (gross) and the principle of retail development on the site has been clearly established. The previously identified tenant for the site (Home Bargains) ultimately decided not to proceed following the grant of planning permission and the current application proposals represent a revised scheme for a discount foodstore (Use Class E) on the site for occupation by Lidl.
- 4.4 The application site is a prominent, longstanding vacant parcel of land located within the heart of Goldthorpe District Centre. The current proposals will secure the comprehensive redevelopment of the site to provide a discount foodstore occupied by Lidl. The proposals will significantly enhance the retail offer of the District Centre, as well as securing additional national multiple retailer representation within Goldthorpe, which will clearly improve the attractiveness of the District Centre as a local shopping destination. The proposed

development will also increase the overall turnover of the District Centre and will provide benefits to other businesses through linked trip spending. The support for existing businesses through increased footfall may lead them to maintain their presence within Goldthorpe and may also boost investor confidence in the local area and act as a catalyst for further inward investment into the town.

- 4.5 Moreover, the proposed development will lead to significant improvements to the shopping environment through the redevelopment of this longstanding vacant site with a well-designed retail development, including the provision of a new area of public realm and soft landscaping to the northern edge of the site adjoining Doncaster Road. The application proposals will therefore significantly enhance the vitality and viability of Goldthorpe District Centre in line with the objectives of Policy TC1 of the adopted Barnsley Local Plan and national guidance contained within the NPPF.
- 4.6 The redevelopment of this highly accessible site within Goldthorpe District Centre to deliver new retail floorspace will also clearly support the spatial strategy for the Borough aimed at directing new development to the most appropriate locations and encouraging the re-use of previously developed land in sustainable locations. The application proposals also represent substantial investment in the area and will deliver significant regeneration benefits through the comprehensive redevelopment of this prominent and highly accessible vacant site to provide new foodstore provision to serve the local area. The proposals will also generate a large number of job opportunities for local people across a range of full and part time roles in an area where the unemployment rate is above the national average.
- 4.7 The application proposals therefore represent an entirely acceptable form of development in this location in land use terms.

Layout, Scale & Appearance

- 4.8 The overall design solution that has been adopted aims to respond positively to the surrounding built form in terms of design, materials, scale and layout, whilst satisfying the development brief in terms of providing suitable retail frontage, sufficient sales area, off-street car parking and servicing arrangements to meet the commercial requirements of the end operator.
- 4.9 There are a variety of building materials in evidence in the local area, including facing brickwork, stone and painted render. The existing built form in the locality predominantly consists of traditional two-storey residential and commercial properties, although there is evidence of larger scale, standalone buildings, including ASDA Supermarket, Goldthorpe Police Station, Goldthorpe Library and the Horse & Groom Public House.
- 4.10 The proposed store will be a single storey construction and it is considered that the overall scale and mass of the proposed building will sit comfortably within its mixed setting within Goldthorpe District Centre. The design approach that has been adopted provides a sleek, modern design and colour scheme that aligns with Lidl's national branding, whilst ensuring that the proposed development will be well assimilated into the wider streetscene. The principal elevation of the building will be predominantly formed by full height glazed curtain walling with the remaining elevations finished in insulated white metal cladding panels, which will transition to grey cladding panels close to the roof line. A low level ibstock blue engineering brick plinth will be provided close to ground level. The roof will slope from north to south and will be constructed from metal composite insulated roof panels. The roof covering, fascias and soffits will be coloured grey.

- 4.11 The main customer car park will accommodate a total of 121 spaces and will be located to the front of the store, including disabled, family and EV bays. An upgraded vehicular access point will be created from High Street and pedestrian access will also be provided from both High Street and Doncaster Road. An area of public realm and an extensive band of soft landscaping including the retention of the 3 No. existing Ash trees will also be created to the northern edge of the site adjoining Doncaster Road.
- 4.12 The delivery bay will be provided to the side (south) of the store and incorporates a graded ramp and manual dock levellers, negating the need for noisy scissor or tail lifts. A landscape buffer will be retained to the south of the building supplemented by additional tree planting and a 2.5m noise barrier will be provided in line with the recommendations of the submitted Noise Assessment. A new electricity substation will also be provided towards the north western corner of the site adjacent to the existing site access.
- 4.13 The current application proposals will therefore secure the comprehensive redevelopment of this prominent vacant site within Goldthorpe District Centre with a high quality, modern format retail development that will deliver significant benefits in terms of the visual amenity of the area through the considered design approach that has been adopted.

Landscaping

- 4.14 Policy GD1 of the adopted Barnsley Local Plan confirms that new development should include landscaping to provide a high quality setting for buildings, incorporating landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape.

- 4.15 The planning application is accompanied by Detailed Landscape Proposals prepared by Rosetta. The proposed development will necessitate the removal of six individual trees within the site, with one of those trees classified as Category B; three as Category C and the remaining two trees as Category U. The remaining fifteen individual trees and four groups will be retained. The Detailed Landscape Proposals illustrate that 10 No. native replacement trees will be provided as part of the development to offset the loss of the existing trees within the site, which will also provide biodiversity enhancement.
- 4.16 The proposals include further extensive soft landscaped areas throughout the site, including native hedgerow and shrub planting, as well as mixed wildflower / grassed areas. Most notably, the scheme includes a new area of public realm in line with the aspirations of the Goldthorpe Masterplan and a wide landscape buffer to the northern boundary of the site adjoining Doncaster Road and it is clear that the incorporation of these landscape features will enhance the character of the streetscene with resultant benefits in terms of the general vitality and viability of Goldthorpe District Centre.

Access

- 4.17 An upgraded vehicular access point will be created from High Street and pedestrian accesses will also be provided from both High Street and Doncaster Road with crossing points provided within the customer car park to aid pedestrian movement. The proposed store will be served by a total of total of 121 car parking spaces including disabled, family and EV bays with levels across the site also designed to ensure suitable access for all users.

Conclusion

- 4.18 The application site occupies a prominent position at the junction of High Street and Doncaster Road and has stood vacant since the relocation of Goldthorpe Primary School and subsequent demolition of the former range of buildings that occupied the site. The application site therefore has a negative impact on the environmental quality of the District Centre and wider local area in its current form and is clearly in need to redevelopment to deliver benefits in terms of the social, environmental and economic well-being of Goldthorpe.
- 4.19 The proposals will secure the comprehensive redevelopment of the site and will deliver a well-designed and complementary retail development in terms of design, materials, scale, density, layout and landscaping that will have a significant positive impact on visual amenity and general perceptions of the local area.
- 4.20 The application proposals will therefore deliver a high-quality form of development and would fully accord with the design-related policies of the adopted Development Plan and NPPF.