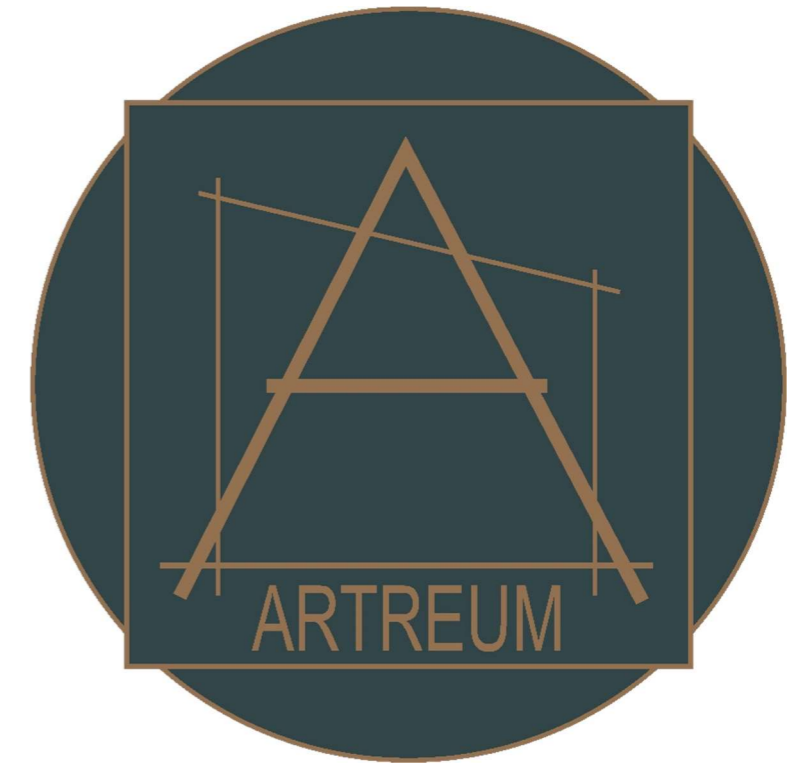


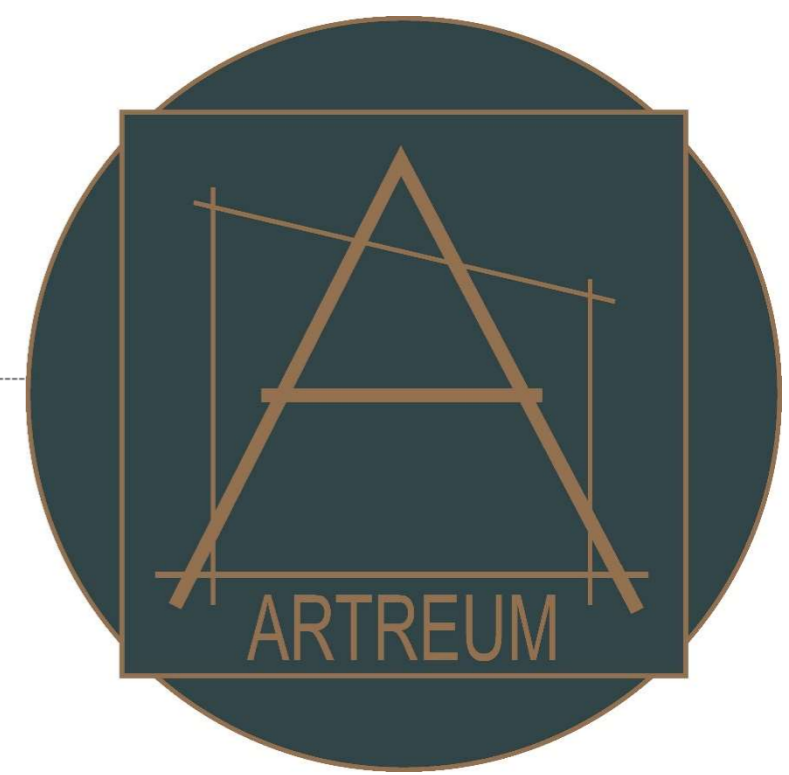
PROPOSED COMMERCIAL DEVELOPMENT REF: 1003 DAS01 REV 1 DATE: MARCH 2020
DESIGN & ACCESS STATEMENT

VALLEY ROAD, WOMBWELL



VALLEY ROAD, WOMBWELL CONTENTS

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VALLEY ROAD, WOMBWELL INTRODUCTION

This Design and Access statement has been prepared on behalf of CRS Future Build Ltd to support the Full planning application for the proposed development of a commercial unit with associated parking at Valley Road, Wombwell.

The application has been made as a result of the need for CRS Future Build Ltd to plan for their long-term future within the Barnsley Borough.

The building classification for the proposed commercial development is:

B1 – Offices.

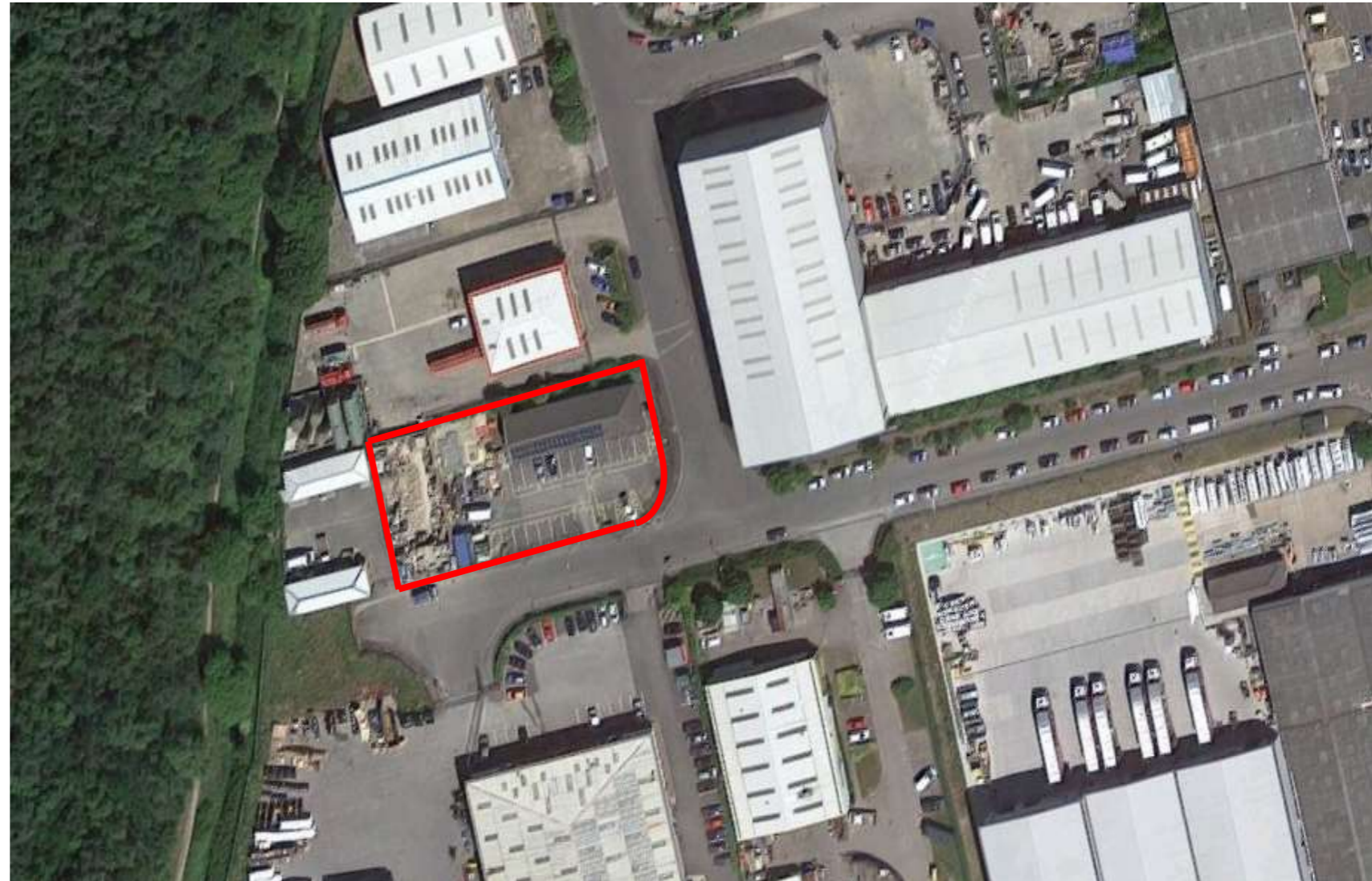
B2 – General Industrial Use.

B8 – Storage or Distribution.

This will allow CRS to utilise the land for further office and storage.

This document deals with the scope and nature of the proposal, the planning history of the site, planning policies, and planning and design considerations.

The document is to be read alongside the submitted Flood Risk Assessment. Report Ref No: 1000-057-R001-V1.



Aerial view of the site (red edge) looking North.



VALLEY ROAD, WOMBWELL

PLANNING HISTORY & POLICIES

The planning history of the site is contained within the Barnsley Council planning applications online system which indicates that there has been no previous planning permission sought on the application site.

NATIONAL PLANNING POLICY FRAMEWORK

National Planning Policy Framework (NPPF) was issued in March 2012, revised in July 2018 and updated in February 2019. The NPPF places the promotion of sustainable development at the heart of decision making. The NPPF is a material consideration in planning decisions.

Supporting economic growth is a fundamental aim of the NPPF. As Part 80 notes:

“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development”.

Furthermore, the NPPF seeks to support a plan-led system as stated in Part 15:

“The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings”.

And in Part 11:

‘for decision-taking this means’:

“Approving development proposals that accord with the development plan without delay”.

Part 11 has further relevance if the development plan is absent, silent or out of date whereby permission should be granted unless:

“any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as whole”.

With regards to the issue of noise, Part 80 (A) states that the planning decision should aim to:

“mitigate and reduce to a minimum adverse impacts resulting from noise from new development and avoid noise giving rise to significant adverse impacts on health and the quality of life”.

The proposal has been assessed against the guidance provided by the NPPF and fully accords with its aims and objectives. Therefore, the reasonable conclusion is that the proposal is a sustainable development for which presumption in favour of approval is appropriate. As Part 38 notes:

“Local planning authorities should approach decision on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area”.

BARNSELY UNITARY DEVELOPMENT PLAN

The Barnsley Unitary Development Plan (UDP) was formally adopted in 2000. Despite this being somewhat dated, it still remains relevant since it has not yet fully been replaced.

The UDP allocates the whole of the application site within an ‘Employment Policy Area’ specifically part of the Station Road Industrial Estate at Wombwell (WW5/3). Policy WW5 states that:

‘In accordance with policy ED7 the following areas as shown on the proposals map will remain in employment use’

Policy WW5/3 Station Road Industrial; Estate, Wombwell is defined:

“This is an established industrial estate with a number of manufacturing and storage units and some areas of land available for further development”.

The proposed development therefore accords with the adopted UDP which supports employment use within WW5/3, Station Road Industrial Estate, Wombwell.

BARNSELY CORE STRATEGY

The Barnsley Core Strategy was adopted in September 2011. This plan identifies the spatial strategic policies for the town for the period to 2026. The plan seeks to focus growth in the town to urban Barnsley and its principal towns. Wombwell is identified as a Principal Town and accordingly is to be a focus for growth and development. Over the plan period 21,500 new homes are planned together with 350Ha of new employment land of which Wombwell is expected to provide 2000 new homes (policy CSP10) and 10-15Ha of employment land (Policy CSP12).

The Wombwell area is also situated within the Barnsley ‘Growth Corridor’, a sustainable corridor of growth which is focused on the eastern half of the borough. The core strategy seeks to accelerate economic growth creating 15000 net additional jobs over the plan period (objective 5) in order to try and bring the towns employment rate up to the regional average of 75%.

Policy CSP19 ‘Protecting Existing Employment Land’ seek to ensure the retention of current employment land for employment uses.

Policy CSP4 refers to proposed developments which may be affected by flood risk. In accordance with Policy CSP4 a flood risk assessment is required on any site, like the application site, in flood zone 2 or 3. Similarly, in flood zones 2 and 3 evidence of the

application of the sequential; test and, if necessary, the exceptions test will be a requirement of any proposal for development.

With regard to noise pollution, Policy CSP40 requires that if any proposal is likely to cause disturbance then:

“Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate”.

BARNSELY LOCAL PLAN

Barnsley Council Local Plan was adopted on the 3rd January 2019. The document provides local planning policy for the future of Barnsley up to the year 2033.

The application site is shown on the Local Plan Map as ‘Urban Fabric’ Policy GD1. Policy GD1 supports development within the ‘Urban Fabric’ subject to a number of general planning policy guidelines relating to amenity, compatibility and environmental impact.

VALLEY ROAD, WOMBWELL

THE PROPOSAL

The site comprises of 0.14ha of industrial land locating one brick building with associated parking and a storage yard, located on the eastern side of Station Road Industrial Estate, Valley Road, Wombwell and is accessible from the B6096 (Ings Road). It is surrounded by a well-established industrial area to the north, east and south with a wooded area to the east.

An additional building is proposed to create an indoor space used to store plant equipment and materials, internal office, training and changing facilities.

The existing building located on the site will remain fully operational during the construction phase of the proposed works and measures will be in place to minimise the disruption to CRS Future Builds daily operation procedures.

AMOUNT

The existing building provide 2518sq.ft of gross internal floorspace and is currently used as office space for CRS Future Build Ltd. It is intended the existing building will retain these facilities.

The proposed building will provide 2560sq.ft of additional ground floor place and 2No. localised mezzanine for staff accommodation at 1419sq.ft.

Reference should be made to the proposed elevational drawings submitted in support of the planning application. The area surrounding the site has been carefully considered when siting the proposed building and proposing materials. The mass of the building is such that it does not overbear neighbouring industrial properties.

ACCESS AND EXISTING PARKING

No alterations are proposed to Valley Road, which is an adopted public highway. The current main access point to the application site will be retained.

It is estimated that there will be a maximum staff parking requirement of 10, together with a need for 2 visitor spaces. Accordingly, the application site accommodates 16 spaces overall.

VALLEY ROAD, WOMBWELL

DESIGN PRINCIPLES

The Placemaking

Designs should concentrate on creating successful 'places' for people. Building layout and style, hard and soft landscape, highway design and use of materials should all work together within the development to create a cohesive overriding character. These elements must also take account of local context to ensure that the design will fit into its surroundings.

Architectural Quality and Style

The following broad design principles will be adopted throughout the development to ensure that the character is coherent to the existing surrounding industrial units:

Building Layout

The proposed unit layout will be used to accommodate the current occupiers needs. No alterations are proposed to Valley Road, which is an adopted public highway.

Building Style, Form, Materials and Colour

The proposed development will be a steel portal frame structure supporting predominantly metal cladding panels to all elevations. There will be UPVC glazed opening to the ground and first floor to allow natural light into the building. A double height roller shutter is proposed to allow access for plant storage within the building.

Sustainability

Careful consideration has been given to the selection of building materials in relation energy efficiency, long life and manufacture and transport impact. Energy efficient lighting systems will be chosen where possible for the new lighting within the enclosed building envelope.

The development shall achieve BREEAM a rating of 'Very Good', the equivalent to a score of 55.00%. BREEAM shall be used as the main tool to demonstrate how the development will incorporate sustainable design practices and sustainable construction methods, whilst providing buildings which are efficient to operate and manage.

Some of the categories to be considered as part of BREEAM are;

- Management • Health and Wellbeing • Energy • Transport • Water • Materials • Waste
- Land Use and Ecology • Pollution

Landscape

The proposed development is located in an area of hard landscaping and the proposed development intends to retain the existing site principles.

VALLEY ROAD, WOMBWELL CONCLUSION

Given the nature of the scheme it is considered that the proposed development fully accords with National and Local Planning Policies. The application is compliant with Barnsley Councils UDP as the site is situated within an 'Employment Policy Area'. The Core Strategy seeks to support economic growth and employment within Wombwell. The proposal is compliant with NPPF, particularly in terms of its support for sustainable economic development which allow employment growth in an area of need within an existing large settlement where growth is proposed. As such it is requested that the Barnsley Council support and approve the proposed development.