Colliers INTERNATIONAL

PLANNING AND RETAIL STATEMENT

PLANNING APPLICATION FOR EXTENSION TO NETTO FOODSTORE, INCLUDING MINOR CHANGES TO LAYOUT

On behalf of **NETTO FOODSTORES LTD**

In respect of

SITE AT HIGH STREET, GRIMETHORPE S72 7LT

AUGUST 2010

Accelerating success.

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1 INTRODUCTION

1.1 This report comprises a planning statement produced on behalf of Netto Foodstores Ltd, in support of a full planning application for the extension of an existing foodstore at High Street, Grimethorpe.

1.2 The application site measures 0.39 hectares and is located to the south east of the junction between High Street and Queensway within an area designated as a Principal Shopping Area. The local shops and services are located to the north of the application site with residential areas located to the west, a health centre to the south and a Methodist church and community centre to the east. The eastern part of the site comprises of the existing Netto foodstore, which has an internal floor space measuring 867 sqm and is served by 38 car parking spaces, while the western part of the site comprises the car park.

1.3 The existing Netto store has been operating from the site since 2007 and the building has been on site in use as a supermarket since 1992. The building comprises brickwork and glazing and has a pitched roof. Entrance to the store is at the north west of it close to the roundabout between Queensway and High Street.

1.4 Vehicular access to the site is from Queensway to the west of the site. Servicing is provided to the side of the store at the south of the site.

1.5 The southern part of the application site, where the proposed extension will be located, is currently used as part of the servicing area. The vacant area is mainly flat and hard surfaced.

2 DEVELOPMENT PROPOSALS

3.1 This application seeks to extend the existing store to provide more modern premises for Netto Foodstores Ltd.

3.2 The existing store has an internal floor area of 867 sqm. The application proposes a 196 sqm extension, resulting in a total internal area of 1,063 sqm. The parking provision on the site will remain at 38 spaces. Servicing to the store will continue to be located to the south of the store where the goods vehicle turning area is also located.

3.3 The proposed extension to the southern elevation measures approximately 18.7 m x 10.5 m and will provide an additional internal floor area of approximately 196 sq m. The extension will have composite roof panels to match the roof on the existing store in terms of its pitch and colour. The brickwork of the extension will match the existing. The southern most wall of the building, which faces the service area, will have a galvanised roller shutter and steel door with an external shutter.

3.4 The application proposes a total of 38 car parking spaces, four of which will be disabled. Given the location of the Netto foodstore within the Principal Shopping Area of Grimethorpe, customers will be encouraged to park in the Netto car park and carry out linked trips to other shops within the Centre. The proposal will also see the provision of motorcycle spaces on site along with new cycle stands.

3 PLANNING POLICY

4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 indicates that determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

BARNSLEY UDP, 2000

4.2 The Barnsley UDP was adopted in December 2000 and remains the detailed Development Plan for the Borough. Whilst certain policies were deleted in September 2007, following a Direction from the Secretary of State, the majority of the policies have been saved beyond 2007 and will be replaced in due course by the Local Development Framework (LDF) and Development Plan Documents (DPD's).

4.3 The adopted Proposals Map defines the existing Netto store as being within the designated Principal Shopping Area of Grimethorpe. The southern boundary of the site defines the southern eastern boundary of the Principal Shopping Area, with the town centre stretching along High Street to the west.

4.4 Policy S1 states that all new retail development will be permitted within the principal shopping centres as defined on the proposals map where suitable sites are available for such purposes. The proposals will be assessed on their merit having particular regard to their relationship and compatibility with the retail uses location within them. New retail developments which extend the range of goods, consumer choice and the provision of amenities and facilities available to the public within the defined centres will be particularly encouraged.

4.5 Policy S2 states that within Principal shopping centres the Council will encourage improvements in the general environment, the management of traffic, highway and pedestrian facilities to assist and promote public transport usage. New retail development will be assisted in relation to the contribution they make towards these aims.

4.6 Policy BE5 states that the Council will seek to enhance the environmental quality of existing housing, commercial and industrial areas. Policy BE6 regarding Design Standards states that the Council will seek to achieve good design standards for all types of development. Proposals for development will be assessed against an identified design criteria. Designs which the Council consider to be unsatisfactory in terms of these criteria will be rejected.

EMERGING BARNSLEY CORE STRATEGY

4.7 Within the Barnsley Core Strategy Publication Version, Policy CSP31 'Town Centres' states that support will be given to maintaining and enhancing the vitality and viability of the hierarchy of centre. Within the hierarchy Grimethorpe is defined as being a local centre. It is expected that development in Local Centres will be expected to meet the needs of local areas and not adversely impact upon the vitality and viability of nearby centres. All retail development will be expected to be to the scale, role, function and character of the centres they are proposed within.

PPS4: PLANNING FOR SUSTAINABLE ECONOMIC GROWTH (2009)

4.8 Paragraph EC1.4 states that when accessing the need for retail development Local Planning Authorities should take account of the quantitative and qualitative need for additional floorspace for different types of retail development.

4.9 Paragraph 2.1b of Policy EC2 'Planning for Sustainable Economic Growth' states that Local Planning Authorities should ensure that their development plans support existing business sectors taking into account whether or not they are expanding or contracting.

4.10 Within Paragraph EC3.1 of Policy EC3: Planning for Centre, it states that Local Planning Authorities should set out a strategy for the management and growth of centres over the plan period.

4.11 Paragraph EC4.1b states that Local Planning Authorities should proactively plan for a strong retail mix so that the range and quality of convenience retail offer meets the requirement of the local catchment area.

4.12 Paragraph EC10.1 states that Local Planning Authorities should adopt a positive and constructive approach towards planning applications that encourage economic development. Planning applications that secure sustainable economic growth should be considered favourably.

4.13 Paragraph EC13.1c of Policy 13: 'Determining Planning Application Affecting shops and services in Local Centres and Villages' states that within a local centre Local Planning Authorities should respond positively to planning applications for the extension of shops which are designed to improve their viability.

4.14 Paragraph 14.6 states that an impact assessment is required for planning applications in existing centres which are not in accordance with the development plan and which would substantially increase the attraction of the centre to the extent that the development could have an impact on other centres

4.15 We can confirm that in accordance with PPS4 neither a sequential test (Policy EC15) nor impact assessment (Policy EC16) are required as the proposal is located within a designated centre and is in accordance with the adopted development plan.

PPG13: TRANSPORT (MARCH 2001)

4.16 PPG13 reaffirms the Government's policy position towards retail development, as outlined in PPS6. In particular, the guidance endorses the need to seek to promote the vitality and viability of existing town centres, which should be the preferred locations for new retail and leisure developments. Furthermore, it reaffirms the Government's requirement for retail development to adopt a sequential approach, with preference given to town centre sites, followed by edge of centre and, only then, out of centre sites in locations which are (or will be) well served by public transport.

4.17 PPG13 aims to promote more sustainable modes of transport, whilst ensuring that all new development, be it housing, retail or leisure is accessible to all by modes of transport other than that of the private car.

4.18 PPG13 also seeks to ensure that the issue of linked trips are taken into account when determining any development proposal. The issue of linked trips is key to the promotion of sustainability as they reduce the need to travel to several different facilities. Therefore, it is important that all new development is associated with complementary adjacent uses.

4 ASSESSMENT

5.1 This application has been submitted on behalf of Netto Foodstores for the extension to their existing store at High Street, Grimethorpe.

5.2 The application site is within a Principal Shopping area defined on the adopted UDP. In accordance with Policy S1 retail development is permitted in these areas in order to meet the UDP strategy objective to strengthen the vitality and viability of existing centres. This is also in accordance with PPS4 which promotes the growth and development of existing centres to promote their vitality and viability.

5.3 The site is located within the Principal Shopping Area of Grimethorpe therefore neither a sequential assessment nor an impact assessment is required as it is within an existing centre and is in accordance with the development plan.

5.4 Netto Foodstores have been operating from the site for 3 years, however, the store is 18 years old and is now somewhat outdated. The foodstore is a popular store within Grimethorpe and the application proposals will enable Netto to improve and extend the offer of the store and consumer choice in accordance with policy S1 of the UDP.

5.5 The proposed extension will provide an additional 196sqm of internal floorspace creating an improved environment within the store.

5.6 In addition to the increased choice and store environment that the extension would create, the application proposes improvements to the car parking and circulation areas. The southern part of the application site is currently used as part of the servicing area. This part of the site is surfaced with hard standing.

5.7 The proposals will enhance the general environment both for customers to the Netto store and residents and visitors to Grimethorpe when viewing the site from Queensway and High Street.

5.8 The site is within Grimethorpe Principal Shopping area as defined on the adopted UDP. It is envisaged that the proposal will further enhance the vitality and viability of Grimethorpe Principal Shopping area by enabling visitors to park in the Netto car park and carry out linked trips to other shops and services within the centre. This is in accordance with the PPS4 and PPG13.

5.9 With regard to the quality of the environment, the existing store is 18 years old and requires modernisation to ensure its successful operation in the future. The application proposes to extend the existing building southwards into the existing servicing area. The extension measures approximately 18.7 m x 10.5 m and incorporates a roof that will match the existing.

5.10 It is considered that the proposed extension and improvements to the existing store provide a good standard of design and improve the quality of development within the area in accordance with policy BE5 and BE6.

5 CONCLUSION

6.1 The application proposes to extend the existing Netto foodstore to provide a more modern unit. The application site is allocated within the defined Grimethorpe Principal Shopping area on the adopted UDP, consequently retail in this location is an acceptable use.

6.2 This report has assessed the application proposals against the saved policies contained within the UDP and national planning guidance and statements. It is considered the application complies with the policies and the proposal will provide an improved customer comfort in the store and enhance the general character of the area.

6.3 The proposed development will provide a modern, high quality facility that will in turn enhance the vitality and viability of Grimethorpe Principal Shopping area as a whole. We therefore consider that planning permission should be granted for the development on the site.