

Planning, Design and Access Statement

Proposed Extension to Existing Industrial Unit

Site Address: Building 4, Springvale Road, Parksprings, Grimethorpe, Barnsley, S72 7BS

Applicant: Ultima Furniture Systems Ltd

1. Introduction

This statement accompanies the planning application for the proposed extension to an existing industrial unit at Building 4, Springvale Road, Parksprings, Grimethorpe. It sets out the site context, design rationale, transport and access arrangements, sustainability measures, socio-economic benefits, and compliance with local and national planning policy.

2. Site Context

- The site is located **off Springvale Road, Parksprings, Grimethorpe**, within an established industrial estate.
- **Total site area:** 13,377m².
- Existing industrial building with **two-storey office accommodation** at the north-west corner.
- **Staff and visitor parking** (41 spaces + 2 disabled bays) to the front (east) elevation.
- **Service yards** to the west and south, providing operational space for deliveries and HGV manoeuvring.
- Direct access to Springvale Road, connecting to the A6195 Dearne Valley Parkway and the wider highway network.
- Surrounding land uses are predominantly industrial and commercial.

3. Proposed Development

- Extension to the existing warehouse/storage unit for kitchen units, with associated operational space.
- **Internal gross area:** 1,404m².
- **Gross external area:** 1,422m².
- **Footprint:** 1,422m².
- **Overall height:** 11.7m.
- **Eaves heights:** 6.5m (front elevation) and 8.1m (rear elevation).
- Constructed on the **existing concrete service yard**, ensuring efficient use of previously developed land.
- **Roof and wall cladding materials** to match the existing building (light grey finish).
- **Access arrangements:**
 - Two roller shutter doors (5m wide × 4m high) on the west elevation.
 - Fire escape doors on the south elevation.
 - A **personal gate for pedestrian site access** with a **protected pedestrian walkway through the service yard**.
- **Service yard and circulation:**
 - Dedicated **HGV turning circle** within the service yard.
- **Drainage strategy:**
 - Roof water directed to an **attenuation system with control chamber**, discharging into the existing surface water network.
- **Car and cycle parking provision:**
 - 41 staff/visitor spaces.
 - 2 disabled bays adjacent to the front entrance.
 - **Secure cycle parking** provided to encourage sustainable travel.

4. Policy Compliance Matrix

Policy	Requirement	Proposal Compliance
E1 – Employment Land and Jobs	Support expansion of existing employment sites	Safeguards 20 jobs and creates 10 new full-time roles
GD1 – General Development	High quality, respect local character, protect amenity	Design matches existing unit, proportionate scale, no amenity impact
T3 – Parking	Adequate and safe parking provision	41 spaces + 2 disabled bays retained
T4 – Transport Safety	Safe access and circulation	Roller shutters, fire escapes, HGV turning circle, pedestrian walkway provided
BIO1 – Biodiversity	Protect and enhance biodiversity	Exempt – built on existing concrete yard, no habitat loss
CC3 – Flood Risk	Manage surface water sustainably	Attenuation system with controlled discharge into existing network

5. Scale and Massing

- The extension's **11.7m overall height** and **6.5m/8.1m eaves heights** are consistent with the industrial estate context.
 - The footprint (1,422m²) is proportionate to the site area (13,377m²).
 - Materials (light grey cladding) ensure visual continuity with the existing building.
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6. Transport and Accessibility

- **Parking:** 41 staff/visitor spaces + 2 disabled bays.
 - **Operational access:** Two roller shutter doors (west elevation).
 - **Safety:** Fire escape doors (south elevation).
 - **Circulation:** Dedicated HGV turning circle ensures safe manoeuvring.
 - **Pedestrian access:** Personal gate with protected walkway segregated from HGV movements.
 - **Cycle provision:** Secure cycle parking supports sustainable transport.
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7. Sustainability Statement Addendum

- **Land Use Efficiency:** Built on existing concrete service yard; no greenfield loss.
 - **Surface Water Management:** Attenuation system with controlled discharge into existing drainage.
 - **Sustainable Transport:** Secure cycle parking, pedestrian walkway, inclusive access.
 - **Energy and Materials:** Matching cladding, energy-efficient construction methods.
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8. Socio-Economic Impact

- Current employment: **20 full-time staff**.
- Proposed extension: **10 new full-time jobs** created.
- Represents a 50% increase in employment at the site.
- Supports Barnsley's economic growth strategy and strengthens local supply chains.

9. Biodiversity Net Gain (BNG) Exemption Statement

Criteria	Details	Justification
Development Type	Extension to existing industrial unit	Additional floorspace to established warehouse/office building
Site Condition	Existing concrete service yard	Entire footprint within hardstanding; no habitat affected
Habitat Impact	None	No loss of habitat or ecological features
BNG Requirement	Exempt	Works on developed land; no biodiversity baseline altered
Policy Compliance	Environment Act 2021 & Local Plan BIO1	Exemption applies; no offsetting required
Conclusion	BNG exemption confirmed	No environmental damage or biodiversity issue

10. Validation Checklist

Document	Included
Application form	✓
Location plan	✓
Block plan	✓
Existing and proposed elevations	✓
Existing and proposed floor plans	✓
Drainage strategy note	✓
BNG exemption statement	✓
Planning, Design and Access Statement	✓

11. Conclusion

The proposed extension at Building 4, Springvale Road, Parksprings, Grimethorpe is a proportionate, policy-compliant expansion of an established industrial unit. It safeguards existing employment, creates new jobs, reuses developed land, manages drainage sustainably, and integrates seamlessly into the industrial estate context. Planning permission is therefore respectfully sought on behalf of **Ultima Furniture Systems Ltd.**