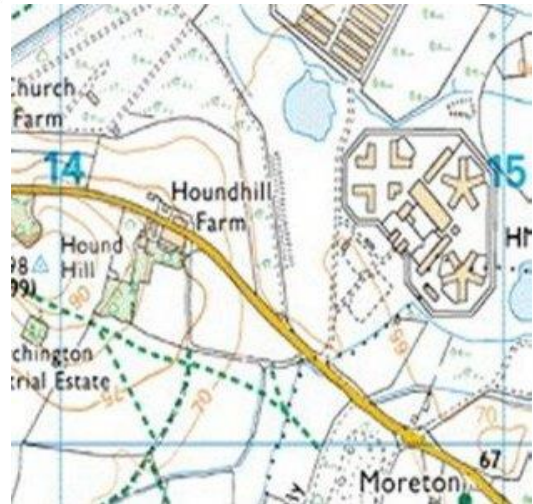


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Planning Statement

Supporting an Application for the

Proposed Temporary installation of Klargesters cess tank (18,000 litres) and provision of associated access road, tanker turning area and gates

The Oval, Rockingham Roundabout, Hoyland, Barnsley, S74 0QA

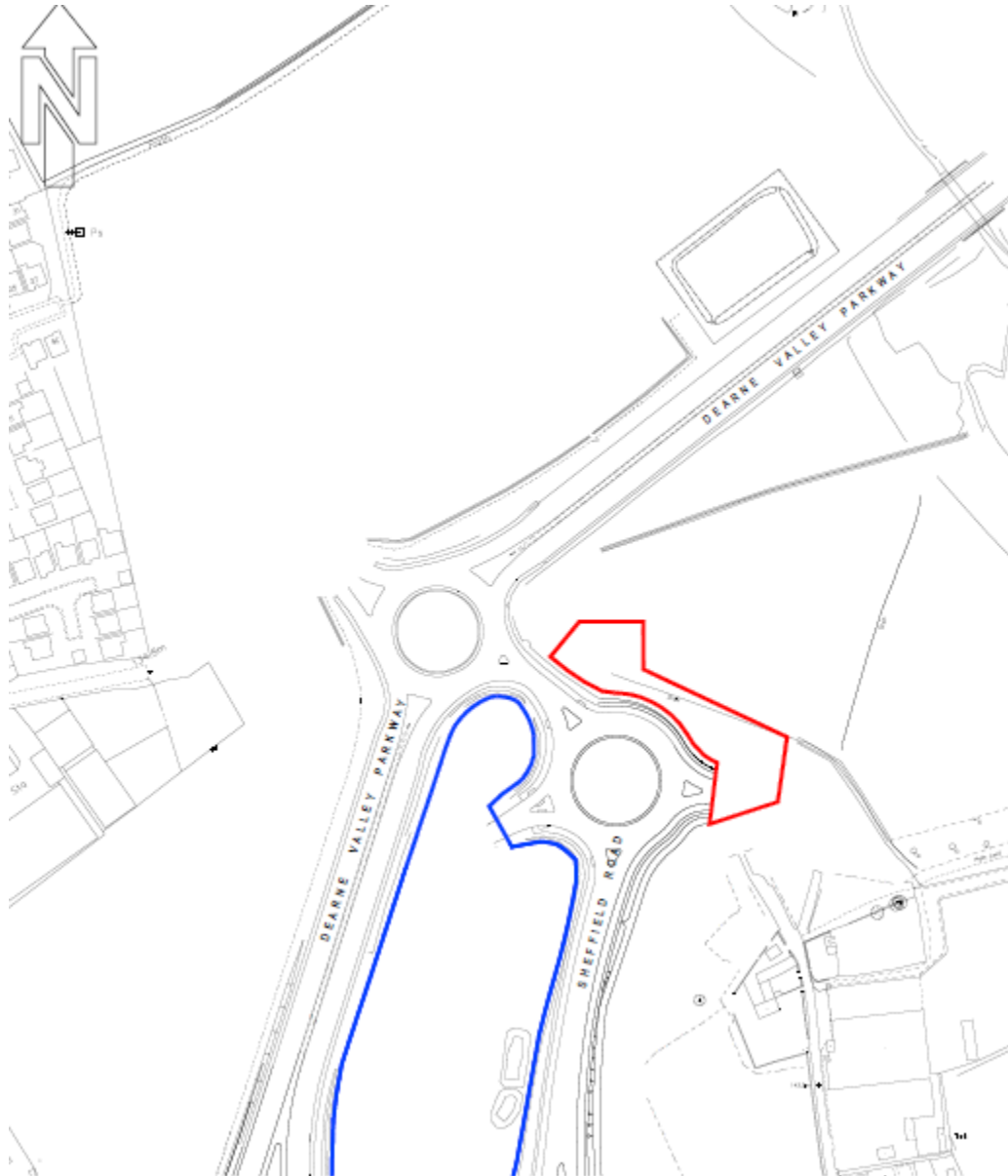
1 Introduction.

This statement supports an application for the proposed Temporary installation of Klargesters cess tank (18,000 litres) and provision of associated access road, tanker turning area and gates at The Oval, Rockingham Roundabout, Hoyland, Barnsley, S74 0QA.

The Cess Tank is temporarily required whilst permanent drainage connections are established to serve an A3 café and drive through facility which was granted planning consent under ref 2018/1334.

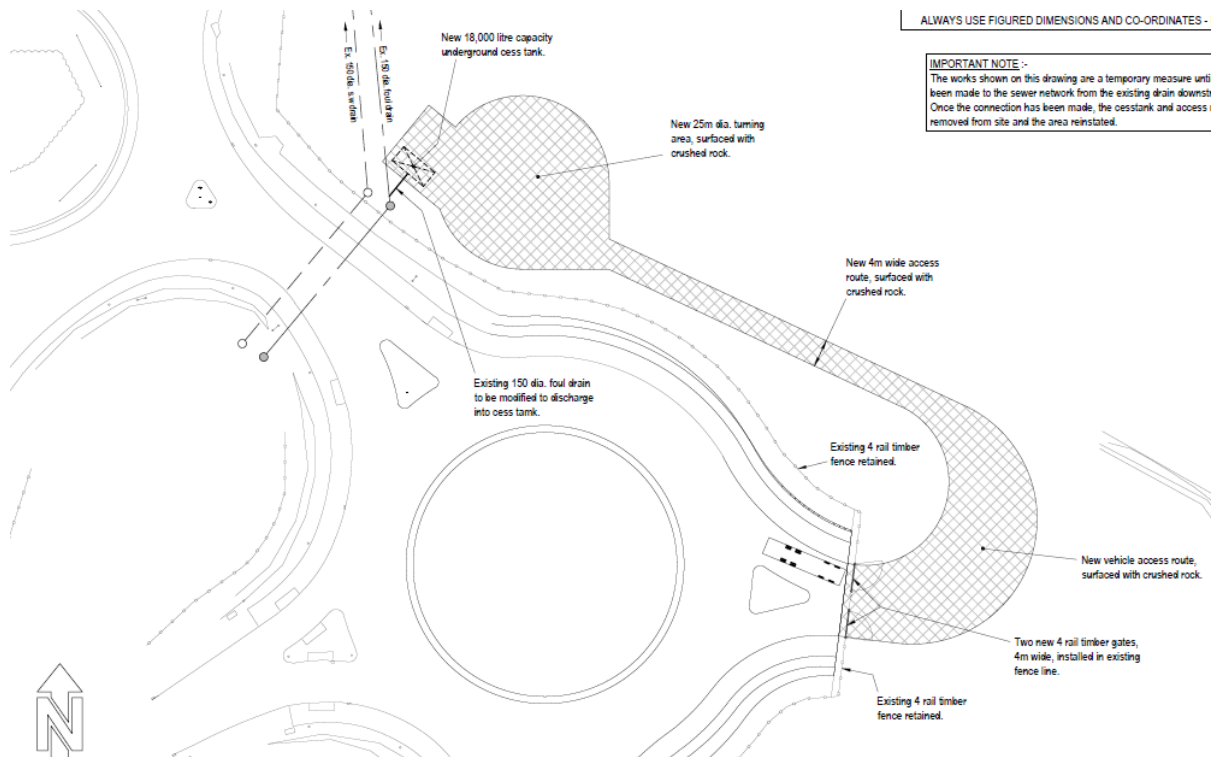
An application for permanent drainage connections is currently submitted ref 2019/0379. In addition a requisition for a foul drainage connection has also been submitted to Yorkshire water to resolve the drainage situation.

Consent is therefore sought for a temporary period of 3 years to enable the completion and operation of the A3 café and drive through, which is currently under construction and for it to then use the cess tank for foul sewage while the permanent connection, via either of the above methods is resolved.



The Proposal

The proposed will connect a Klargester cess tank (18,000 litres) to the existing foul connection (which is currently not connected beyond the underpass of the Dearne Valley Parkway).



The tank will be emptied via a vacuum tanker as required.



The proposal includes suitable tanker access provision including a turning area to service the cess tank. This will be secured via gates as shown on the proposed plan.

Once the cess tank is no longer required it can be removed and the land returned to the condition it was prior to the installation.

The Planning Policies .

Local Planning Policies

The proposed temporary foul drainage solution is designed to serve land which forms part of an area of land allocated for employment uses in the emerging Local Plan and that a consent has already been established. That Plan has been examined over the last 18 months and is shortly due to publish Proposed modifications. The relevant Planning policies are therefore to be found within the Adopted Core Strategy of September 2011 and the emerging Local Plan. The policies within the UDP are now largely out of date.

Core Strategy

The Core Strategy acknowledged the need to generate new employment opportunities To improve the economic activity rates in the borough through the Growth Plan. The Plan noted the food and drink industries that would be part of this economic initiative. CSP 20 promotes the growth of tourism related projects including hospitality.

The Emerging Local Plan Submission Document

Includes the following Policies :_

LG2 Location of growth -includes the principal town of Hoyland as a growth Location

The Economy Chapter sets out the challenge for the plan period to inter alia provide new job opportunities and support new growth sectors. A range of employment generating opportunities are part of the economic solution

To support the overall aims the Plan allocates new employment locations including some 116 hectares of employment land at Hoyland and that includes allocation Hoy2 of some 8.9 hectares. The subject site forms a small part of Hoy 2.

Policy HOY2 allocates 8.9 hectares of land and some development control criterion. The plan does not specify the mix of uses that are to be developed on employment land. Indeed Policy E1 sets out that the sites are to meet the needs of businesses and their workforce.

The proposed drainage is required to enable the delivery of the scheme and the plan. The proposal is compliant with policy CSP 3 and 4 on Sustainable Drainage Systems (SuDS) and Flood Risk

The National Planning policies

The National Planning Policies are contained within the NPPF Feb 2019 and the following are relevant considerations

2. Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued 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 types 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**;

The presumption in favour of sustainable development

11. Plans and decisions should apply a presumption in favour of sustainable development.

For **plan-making** this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas⁵, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area⁶; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For **decision-taking** this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁸; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The Planning Considerations.

Planning Application 2014/1452 permitted the development of a mixed scheme including A3, A4 and A5 uses on the land immediately to the west of the Application site. These uses are now operational and set the character of the location when leaving the motorway and travelling east on the Dearne Valley Parkway. The proposed use the subject of this application approved under ref 2018/1334 requires adequate foul drainage infrastructure in order to operate as will the remainder of the site when this is further developed.

The consented scheme will generate jobs both during construction and within the café once opened. The site will be looking to employ 27 people, with 15 full time and 12 part time employees.

It is considered that the application is policy compliant with the policies in the Emerging Local Plan on the basis that this relatively small proposal which will assist in bring jobs and economic growth to the area.

It is considered that the scheme is compliant with the policies in the emerging plan and the NPPF on the basis that the proposal will provide the necessary drainage infrastructure to delivery the site and create new jobs and employment opportunity in an area designated for growth in the emerging Plan.

August 2019