

Planning statement for proposed development of a Farmfoods store on Rotherham Road Barnsley S71 1UT

This planning statement sets out the background to the current planning application and policy that is relevant to the proposed new store.

A pre-application meeting was held with James Hyde of Barnsley Council on September 26th. This statement reflects that meeting and provides only that information which is considered necessary for the determination of the planning application.

The proposal

The planning application seeks consent for the construction of a new Farmfoods store on the site of the current Athersley Arms public house.

The proposed store will be single storey with a roof sloping downwards from the front to the rear boundary near neighbouring housing. Car parking will be laid out to the front, and servicing will take place within the car park and service 'pod'.

Planning policy

The main source of planning policy in Barnsley is the Core Strategy of the LDF which was adopted in September 2011.

Officers of the Council have asked us to take account of a number of policies:

Policy	Comment
CSP 2 Sustainable Construction	Farmfoods will take all reasonable steps to ensure their development minimises impact on the environment and reduces use of scarce resources. Electricity usage is minimised. Please refer to the Design and Access statement for more on construction.
CSP 3 Sustainable drainage systems (SuDS)	The application uses SuDS
CSP 4 Flood risk	The site is not at risk of flooding
CSP 25 New development and sustainable travel	The site enjoys excellent accessibility by all potential customers, with a bus stop nearby, footpath access and good connectivity to the road network.
CSP 26 New highway development and highway improvement	The proposal offers safe secure and convenient access for all road users.
CSP 29 Design	The building will optimise the re-use of this brownfield site while being considerate of its

	setting and neighbouring properties. Please refer to the Design and Access statement for more on design.
CSP 31 Town centres	The proposed store is of an appropriate size to serve the nearby catchment, which includes the neighbourhoods of Athersley and Monk Bretton. The current premises benefit from permitted development rights which allow its use for retailing.(the 'fallback' position) For completeness Farmfoods have also looked for suitable premises in Monk Bretton and Athersley, but no suitable viable or available premises have been found.
CSP 40 Pollution control and protection	The development will not result in pollution. Please refer to the Design and Access statement for more on construction.

In addition to the Core Strategy, some UDP policies are also still relevant:

Policy	Comment
H8B Non residential uses in residential areas	The site is already in use as a public house with its associated late opening hours. The store will sit between a doctors surgery and hairdressers/spa. There will be no harmful impact on nearby residential properties. Details of noise attenuation for air conditioning and similar matters are set out in the Design and Access statement.
S3	As earlier stated in connection with CSP 31, the site benefits from permitted rights for a change of use from public house to retail. The proposed new store will create jobs, bring economic activity to the area and redevelop a site that is presently poorly maintained and under used.
S6	It has excellent connectivity and accessibility. The new store will offer consumer choice, low prices and is of appropriate scale to cater for the local shopping needs it will serve.

The Council have a range of supplementary planning documents that address certain matters.

The following are relevant to the application:

Residential Amenity and Siting of Buildings

The store plans take account of the nearby residential properties to the rear of the site.

The design ensures minimal impact from the store, its customers, vehicles, and its trading operations. More on these matters is set out in the Design and Access Statement.

Parking

The store will be accessible by a range of means including pedestrian access, taxi, bus and private car.

The proposed store has a GIA of 937m² and has 49 spaces.

The guidance provides for 1 space per 14-25m² in the Barnsley Urban area. This threshold applies to stores of over 1000m², on which basis it would have a maximum number of between 38 and 68 spaces.

Conclusions

The development of a new Farmfoods store will bring consumer choice and low prices, investment, and new jobs.

This brownfield site is presently under used and sits between non residential uses. It is ideally located to offer easy access to all members of the community that it aims to serve.