PLANNING SUPPORTING STATEMENT

RESERVED MATTERS APPLICATION FOR PROPOSED 2,233 SQ M (GROSS EXTERNAL AREA) INDUSTRIAL UNIT AND PROPOSED 1,472 SQ M (GROSS EXTERNAL AREA) INDUSTRIAL UNIT FOR GENERAL INDUSTRIAL (B2) AND STORAGE AND DISTRIBUTION USE (B8) WITH ANCILLARY OFFICE (B1)

UNITS B & C CAPITOL PARK, CAPITOL CLOSE,

DODWORTH, BARNSLEY

August 2017

1.0 Introduction

1.1 This Planning Supporting Statement is prepared in respect of an application for approval of reserved matters in relation to Plots B and C pursuant to 2016/0713. This outline planning permission including means of access gave consent for industrial development for general industrial (B2) use and storage & distribution (B8) use with ancillary office (B1) use at Land at Capitol Park, Capitol Close, Dodworth, Barnsley

1.2 This Statement should be read in conjunction with the suite of documents which comprises the submission as follows:

- Enclosed cover letter;
- Completed Planning Application and Certificates;
- Site Location Plan ref. M3035-00;
- Site Layout Plan ref. M3035-01;
- Unit B Proposed Floor Plan ref. M3035-02;
- Unit B Proposed Elevations ref.M3035-03;
- Unit C Proposed Floor Plan ref. M3035-04;
- Unit C Proposed Elevations ref. M3035-05;
- Unit B Proposed Roof Plan ref. M3035-06;
- Unit C Proposed Roof Plan ref. M3035-07;
- Proposed Drainage Layout ref. 2450-5-DSK1;
- Landscape Proposals SF2712 LL01;
- Ecological Mitigation and Enhancement Plan; and
- Transport Statement prepared by Aecom

1.3 The purpose of this report is to consider the proposals generally against existing and emerging Development Plan and the National Planning Policy Framework (NPPF) in respect of the reserved matters of scale, layout, external appearance and landscaping.

1.4 This report addresses the key planning issues as follows:

- Section 2 provides a description of the site, its location and history
- Section 3 describes the development proposals
- Section 4 sets out the planning policy context for this application for approval of reserved matters against which it should be assessed
- Section 5 presents an assessment of the proposals
- Section 6 presents the overall conclusions.

2.0 Site Description and History

2.1 This section describes the site's location, its surroundings and sets out the previous planning history for the site.

Site Location

2.2 The site forms the second phase of the Capitol Park development to the west of Capitol Close approved under outline consent 2016/0713. The approximate centre of the wider Capitol Park site is located at NGR SE3170006000. Earlier phases of the Capitol Park development built out by a different developer, comprising a hotel and pub/restaurant built out in 2006, are located at the Whinby Road roundabout. Later phases of Capitol Park, comprising a mix of office and incubator units, are located to the north and east beyond Capitol Close which is the principal estate road.

2.3 The site is located with excellent access to the M1 motorway as it is located to the west of junction 37 on the M1. It is also approximately two miles west of Barnsley town centre.

2.4 Development of the first phase of development following approval of outline consent ref. 2016/0713 is already underway under reserved matters approval for Unit A ref. 2017/0248. A separate planning application is also under currently under consideration by the LPA for Unit D ref. 2017/0987.

Site Description and Surroundings

2.5 The second phase of Capitol Park, which comprises the proposed units B and C, is located in the south western portion of the wider Capitol Park site to the west of Capitol Close. To the west of the site there is a tree lined corridor which will be retained as part of the proposals as much as possible, beyond which there is Higham Lane. At a lower level to the south is Whinby Road.

2.6 Socio-politically, the site is located in the Central Ward of the Barnsley District which is generally an urban seat and has a large majority of its population on middle or low incomes, with most of the large social housing contained within it. Based on Indices of Deprivation 2010, parts of Barnsley are found to be in the top 10% most deprived areas in England and overall 50 out of 326 areas in terms of % of population living in most deprived areas.

2.7 Whilst the development of new housing and wide-scale improvements to existing Council stock are important, improvements to the environment and support for local employment, enterprise and training opportunities through investment by the private sector are also what will underpin the growth of the local economy.

2.8 As stated the first phase of development at the land west of Capitol Close comprising Unit A is already underway and will create 20 new positions in the office accommodation, and 35 new positions in the warehouse which will need to be filled during the first 12 months of operation. After the second year of operation it is highly likely that there will be significantly more job opportunities made available. Subject to planning approval, work on Unit D will start later in the first quarter of 2018 and will generate a further 350 jobs within Barnsley. The development of Units B and C will complete the development of the Capitol Park site west of Capitol Park and will generate even further job opportunities for the district. Subject to planning, construction on Units B and C will commence in the first quarter of 2018.

Site History

2.9 Outline planning permission including means of access for industrial development for general industrial (B2) use and storage & distribution (B8) use with ancillary office (B1) use, ref 2016/0713, was granted on 7 October 2016, subject to conditions. This application for approval of reserved matters is made pursuant to condition 2 of that permission.

2.10 Subsequent to the outline planning consent reserved matters approval for Unit A was achieved on 20 April 2017 for a proposed 7,225 sq m (gross external area) industrial unit at Plot A for general industrial (B2) and storage and distribution use (B8) with

ancillary office (B1) at Unit A Land at Capitol Park, Capitol Close, Dodworth, Barnsley, ref. 2017/0248. This unit has an end user and as started above construction of this unit has started.

2.11 A full planning application for a proposed 7,200 sq m (GEA) blood establishment comprising laboratory and administrative/support functions at Unit D, ref. 2017/0987 is currently under consideration by the LPA.

2.12 Prior to this there were a number of successful planning applications at or adjacent the site as part of the wider Capitol Park development as follows:

- B/04/1998/DO – Outline employment development proposal comprising B1, B2 and B8 uses, Hotel, Park and Ride site and associated work. With Environmental Impact Statement. Approved 23 February 2005.
- B/04/2272/DO - Phase 1 employment development site – Reserved Matters details. Erection of Class B1/B2 hi-tech units, spine road, landscaping and levelling. Approved 23 February 2005.
- 2005/1636 – Erection of a four storey 117 bed hotel and a two storey public house and restaurant with associated works and car parking spaces. Approved 12 April 2006.
- 2005/1816 – Erection of class B1/B2 industrial units (Reserved Matters). Approved 5 January 2006.
- 2005/2073 – Erection of industrial unit with office space (Reserved Matters). Approved 23 April 2006.
- 2006/0334 – Variation of condition 1 of planning consent B/04/1998/DO relating to expiry dates for the Reserved Matters application. Approved 5 April 2006.
- 2006/2091 – Erection of two storey office unit (Reserved Matters). Approved 14 February 2007.
- 2007/0480 – Extension to footpath (Retrospective). Approved 5 June 2007.
- 2013/1239 – Construction of helipad. Approved 10 December 2013.

3.0 The Proposed Development

3.1 The proposals comprise a 2,233 sq m (gross external area) unit (Unit B) and a 1,472 sq m (Gross external area) unit (Unit C) for industrial and warehousing use. Whilst there is interest in this size of units there are no identified occupiers as such and so to preserve flexibility the units will be offered for both general industrial (B2) and storage and distribution (B8) uses with ancillary office (B1) use as per the outline consent ref. 2016/00713.

3.2 Unit B will have a height to haunch of approximately 8 metres and a height to the ridge of approximately 11.5 metres. Unit C will have a height to haunch of approximately 7.5 metres and a height to the ridge of approximately 11.5 metres.

3.3 The units will be of steel framed construction and the external materials shown on the Proposed Elevations drawings are as follows:

Roof:-

- Pre-finished profiled steel cladding, colour: Merlin Grey 18 B 25

Walls:-

- Composite micro-rib panels (Metallic Silver RAL 9006)
- Horizontal profiled twin skin cladding (Merlin Grey 18B 25)
- Vertical profiled twin skin cladding (Goosewing Grey – BS 10A05)
- Blue facing brickwork with black mortar

Windows, Doors, Curtain Walling, Finishes:-

- Powder coated aluminium curtain walling and windows (Merlin Grey 18B 25)
- Fire Exit doors in Merlin Grey to match wall cladding
- Goods door to be polyester powder coated in Merlin Grey to match wall cladding
- All cladding trims and flashings in black

3.4 The Site Layout Plan shows a car parking with 31 parking spaces including two disabled for Unit B and car parking with 15 parking spaces including two disabled for Unit C. Both units have a dedicated service yard with a 25 metre turning circle and also separate motorcycle and cycle spaces.

3.5 The Landscaping Proposals seek to maintain and enhance the existing landscaping along the western boundary of the site as much as possible and include a pond to enhance the biodiversity of the site. The perimeter of the buildings, car park and service yards will be protected by 2.4m high V guard security fencing in dark green with matching gates.

4.0 Planning Policy and Guidance

4.1 The planning policy context in which the application should be considered is provided by the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) together with policies of the development plan which, in this case, comprises the Barnsley Core Strategy adopted 2011 and 'Saved' policies in the Barnsley Unitary Development Plan (UDP), adopted 2000.

4.2 Section 38(6) of the Planning & Compulsory Purchase Act 2004 identifies that planning applications should be determined in accordance with the statutory Development Plan unless material planning considerations indicate otherwise.

Barnsley Unitary Development Plan

4.3 The UDP was adopted in 2000 and the Proposals Map allocates the site within an Employment Proposal as shown in Figure 1 below.

Figure 1: UDP Proposals Map Extract



4.4 Land at Junction 37 employment site, or “Capitol Park”, in Dodworth is included as an employment allocation in the Barnsley Unitary Development Plan (UDP) (2000) as site reference D03/1 covering a total area 15.4 hectares. The site is described in the UDP as:

“a major component of the Council’s re-industrialisation strategy”.

4.5 The UDP still forms part of the Development Plan alongside the Barnsley Core Strategy (2011).

Barnsley Core Strategy

4.6 In September 2011, Barnsley Council adopted their Core Strategy which comprises a long-term spatial vision and strategic objectives for the Barnsley Borough area for the period up to 2026. As a result some of the previously saved policies in the UDP were replaced. The Core Strategy policies listed below are those which are considered relevant to the determination of this application which is for approval of reserved matters only.

4.7 Policy CSP25 refers to the provision of at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people, and that developments should not provide more than the maximum number of car parking spaces set out in a Supplementary Planning Document.

4.8 CSP 29 relates to Design and states that development should (inter-alia):

- *“contribute to place making and be of a high quality, that contributes to a healthy, safe and sustainable environment*
- *help to transform the character of physical environments that have become run down and are lacking in distinctiveness*
- *enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people*

- *contribute towards creating attractive, sustainable and successful neighbourhoods*"

Emerging Barnsley Local Plan

4.9 The Local Plan Publication Draft 2016 includes a Proposals Map showing the land at Capitol Park allocated for employment as site UB8. Accompanying Policy E3 'Employment Site Policies' states that:

"Planning permission will be expected to be granted if details are provided in accordance with the site specific policies in the tables below"...

…"UB8 - Capitol Park – 9 hectares"

4.10 The draft policy for UB8 states

"The site is part of the Sheffield City Region Enterprise Zone. The development will be expected to:

- *provide on and off site highways infrastructure works and improvements at Junction 37 as necessary*
- *provide off site highway safety enhancements*
- *retain the woodland planting on the site's northern embankment and the section of hedgerow, and associated mature trees running adjacent to Higham Lane*
- *archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include the following:*
    - *Information identifying the likely location and extent of the remains, and the nature of the remains*
    - *An assessment of the significance of the remains*
    - *Consideration of how the remains would be affected by the proposed development."*

4.11 The next stage in the emerging Local Plan process is that the Local Plan Submission Draft will be prepared and lodged with the Secretary of State for determination following an Examination in Public.

National Planning Policy Framework

4.12 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are to be applied. The document constitutes guidance for local planning authorities.

4.13 Central to the NPPF is a presumption in favour of sustainable development and the need for the planning system to support economic growth. Paragraph 14 of the NPPF sets out the presumption in favour of sustainable development and the application of the policy for decision-making:

"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking".

4.14 There is an underlying 'commitment to securing economic growth in order to create jobs and prosperity' (paragraph 18). As such, it states that significant weight is to be placed on the need to support economic growth through the planning system (paragraph 19). In addition, paragraph 20 and 21 set out that 'investment in business should not be over-burdened by the combined requirements of planning policy expectations' and that local planning authorities should be proactive in meeting the needs of business.

4.15 The Government also attaches "great importance" to the design of the built environment and that good design is a key aspect of sustainable development. Paragraph 58 of the NPPF sets out a number of considerations for plan-making and decision-taking to ensure that developments:

- Will function and add to the overall quality of the area;
- Establish a strong sense of place;

- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space) and support local facilities and transport networks;
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Create safe and accessible environments;
- Are visually attractive as a result of good architecture and appropriate landscaping.

4.16 Furthermore, paragraph 60 of the Framework confirms that:

"*Planning policies and decision should not attempt to impose particular architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles*."

Supplementary Planning Documents

4.17 The Council also has a suite of Supplementary Planning Documents (SPD's) which should be taken into account as a material consideration in the determination of the planning application.

4.18 In March 2012 the Council adopted a Car Parking SPD for the Borough which provides detailed guidance on parking standards which is relevant. For all office developments in Urban Barnsley below 2500 sq m the maximum parking standard is 1 space per 30 sq m gross floor area. For general industrial developments in Urban Barnsley the maximum parking standard is 1 space per 60 sq m and for storage and distribution it is 1 space per 100 sq m up to 1000 sq m and 1 space per 150 sq m thereafter.

5.0 Planning Considerations

5.1 The site is allocated for employment purposes in the UDP and the Core Strategy. It also benefits from an extant outline planning permission for B2 and B8 uses. The principle of the development is therefore established and only matters relating to the reserved matters set out in condition 2 of the outline planning permission relating to the layout, scale, design and external appearance and landscaping are under consideration in this application.

Layout

5.2 The Site Layout Plan shows a car parking with 31 parking spaces including two disabled for Unit B and car parking with 15 parking spaces including two disabled for Unit C. This generates 46 car parking spaces in total. Based on the adopted Car Parking SPD for the Borough, set out at paragraph 4.18 above, the maximum parking allowed for this development which in total generates 2,973 sq m of B2/B8 floorspace and 372 sq m of ancillary B1(a) floorspace is as follows:

B1a floorpsace – 372 sq m / 30 sq m = 12 spaces
B2 floorspace – 2,973 sq m / 60 sq m = 50 spaces
B8 floorspace – 2,973 sq m / 100 sq m = 30 spaces

5.3 Based on both units being occupied by a B8 storage and distribution user the maximum parking provision that would be allowed is therefore 62 spaces. The proposed car parking is therefore acceptable when assessed against the Council's SPD and Policy CS25.

5.4 The proposed service yard includes a 25m turning circle which is capable of accommodating an articulated lorry.

Scale, Design and External Appearance

5.5 Policy CSP29 requires high quality design which contributes positively towards the environment.

5.6 In addition, Paragraph 58 of the NPPF also emphasises that new development should contribute towards a sense of place and reflect local surroundings and materials.

5.7 The proposed development has been carefully considered so that it will be appropriate and sympathetic in scale, design and appearance to the features of the site and its surroundings thereby preserving and enhancing the local environment.

5.8 It is acknowledged that the site is prominent when viewed from Whinby Road as a consequence of the levels differences. However, the elevations of the building will be broken up by the use of different horizontal and vertical cladding. A photograph of how the front elevation of the unit will appear is shown below based on a similar scheme which is currently under construction in West Yorkshire and uses the same external materials pallet.

Figure 2: Proposed image



5.9 The proposed development represents a high quality scheme which meets the requirements of both the Core Strategy and paragraph 58 of the NPPF. It is considered that the proposed development will enhance the quality of the area with new, modern units and integrated hard and soft landscaped areas.

Landscaping

5.10 The trees along the site boundary will be retained as part of the proposals where possible. The perimeter areas will be enhanced through wildflower mix planting and additional heavy standard and extra heavy standard tree planting as indicated on the Landscape Proposals drawing. A pond is also included to increase the biodiversity of the site. The use of 2.4m v guard fencing in dark green as the boundary treatment will also blend into the landscaped environment as well.

6.0 Summary and Conclusions

6.1 The proposals will have significant social, environmental and economic benefits to the site which has remained vacant for some time and is located in an area where employment and development are focused. This Planning Supporting Statement, outlines the details of the approval of reserved matters for which permission is now sought in relation to Plots B and C.

6.2 Whilst there are no occupiers identified for the units at this time we are confident that they will be attractive to the market and, as such, we are prepared to speculate the development. Development on Unit A is already underway and subject to planning approval being granted for Unit D this year work will also start on this unit and we consider this will stimulate interest in the remaining two units relatively quickly. Furthermore, both Shaun Higginbottom of Enterprising Barnsley and our agents, Knight Frank, have advised us that there will be many keen interested parties hoping to take the units once work has started on their construction and they can be seen.

6.3 The proposals are in full accordance with the outline planning permission, national and local planning policy. For the reasons set out in this Planning Supporting Statement we respectfully request that this application is granted without delay.

M Steadman MRTPI
Commercial Development Projects Ltd August 2017