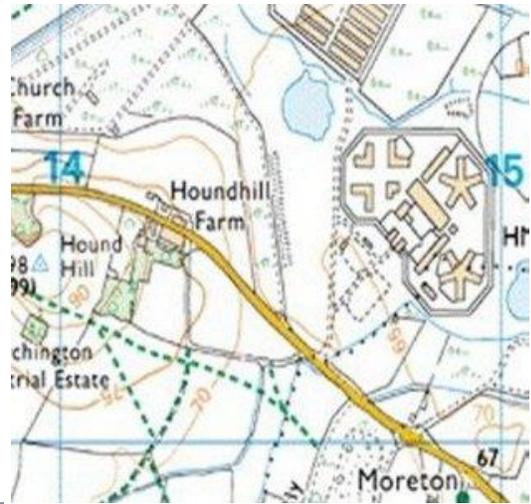

JVH TOWN PLANNING CONSULTANTS LTD

Houndhill Courtyard
Houndhill, Marchington
Staffordshire ST14 8LN
Telephone: 01283 820040 Fax: 01283 821226
email office@jvhplanning.co.uk



Houndhill Courtyard
Houndhill, Marchington
Staffordshire ST14 8LN
Telephone: 01283 820040 Fax: 01283 821226
email office@jvhplanning.co.uk

**Proposed Development of an A3 facility
Including a drive through collection point**

At the Oval

Deane Valley Parkway Barnsley

For Ernerst V Waddington Ltd

Planning Design and Access Statement.

1 Introduction

This Planning Application proposes the construction of a Starbucks Café drive through and collection point on land at the Oval located off the Dearne Valley Parkway.

The Application proposes the construction of the building and the layout out of 28 parking spaces around the building. The proposed building is of a modern design and is orientated to towards the Rockingham Roundabout.

2 The Planning Policies .

Local Planning Policies

The land forms part of an area of land allocated for employment uses in the emerging Local Plan. 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 The policies within the UDP are now largely out of date.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 National Planning policies

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

Para 7 Sustainable development

This includes the economic role to active a competitive economy and support growth and innovation The creation of a high quality environment and accessible local services

to support vibrant communities and to enhance the built environment by good quality design.

Par 14 Decision Taking

To approve applications that comply with the development plan without delay

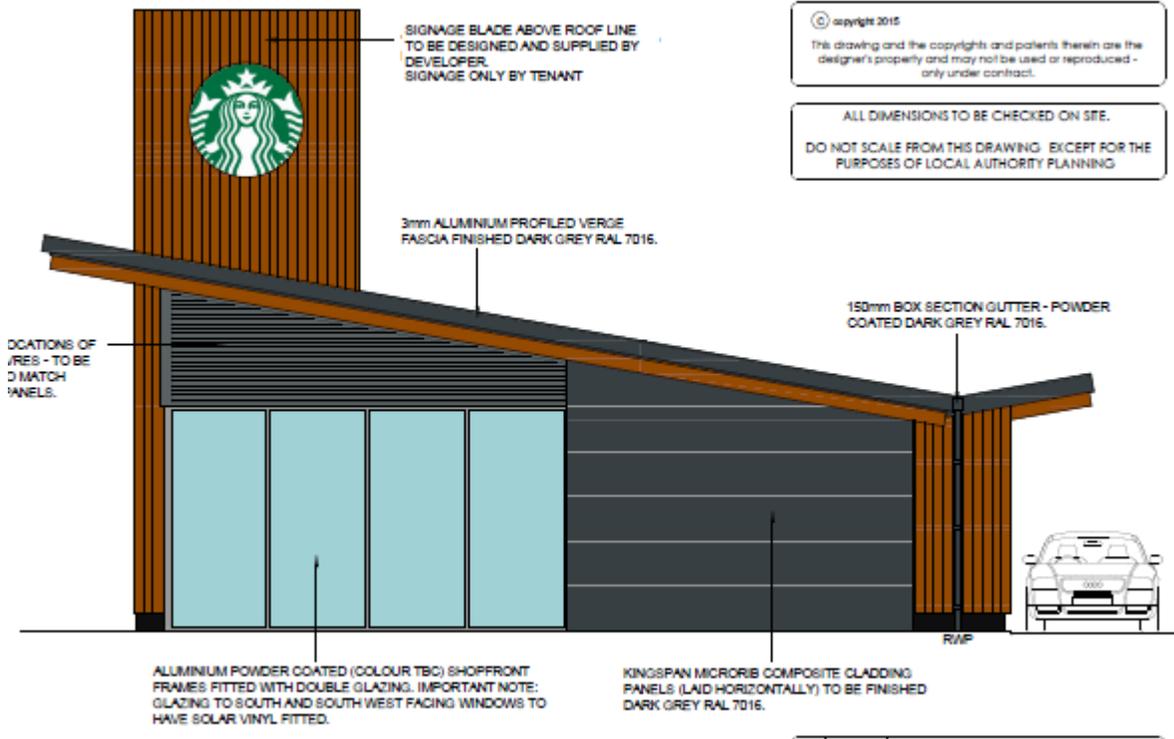
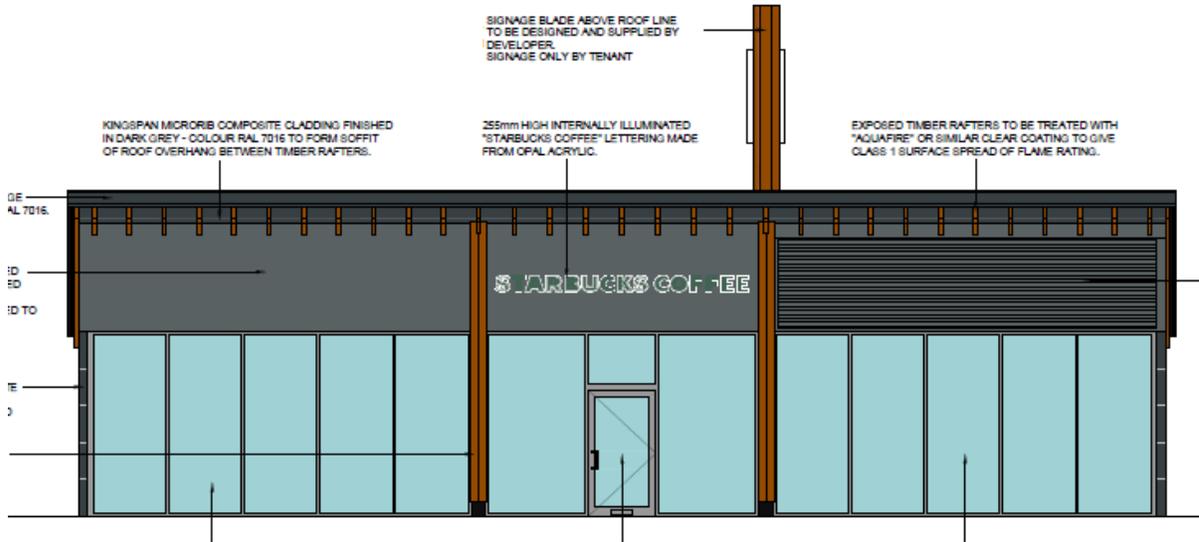
Para 18- 22 A Strong Economy

The aim is to meet the needs of business and support the economy, and support business sectors and be flexible enough to accommodate needs . Land uses should be able to respond to market signals and land uses should support sustainable local communities.

3 The Design of the Proposal.

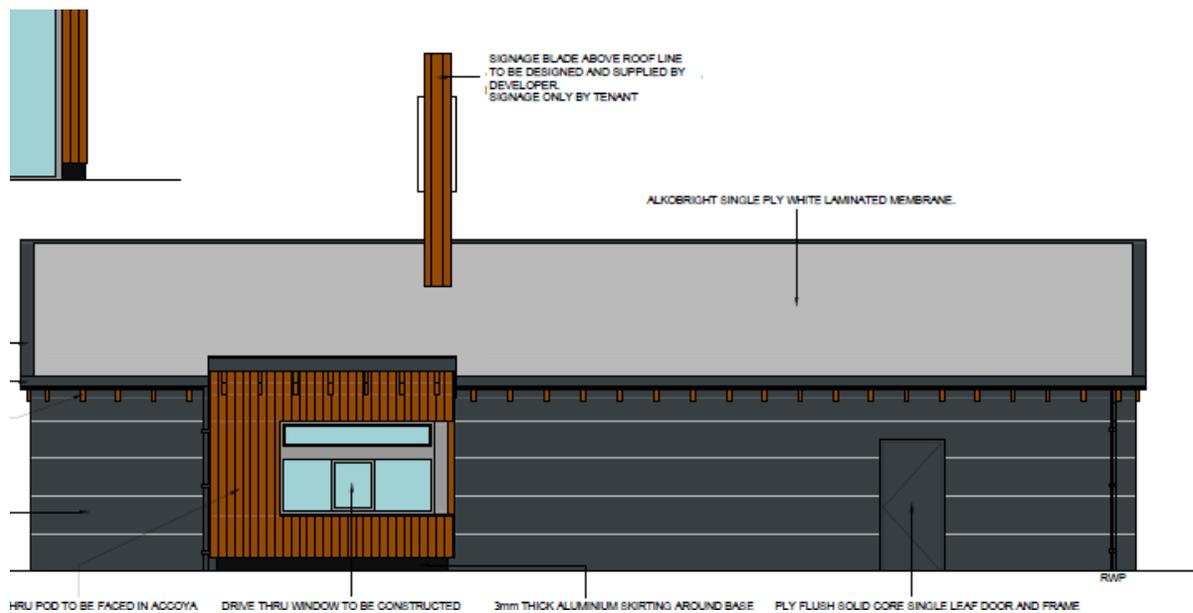
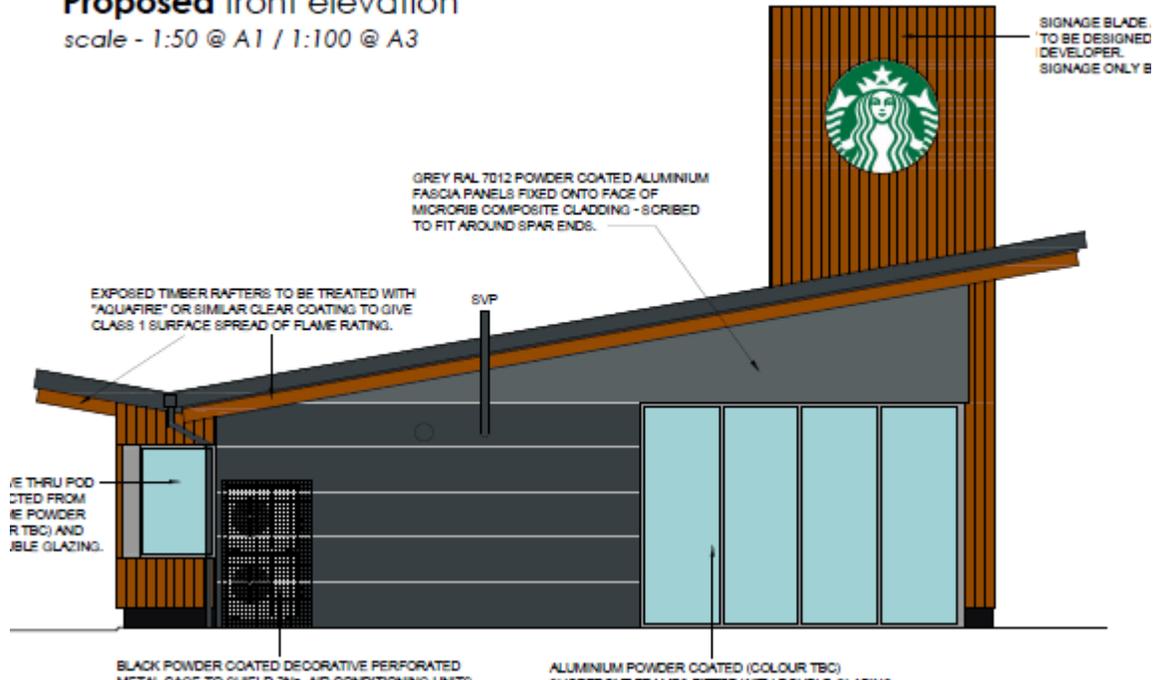
The design of the proposed building is modern design based on glass, timber and panelling. The front elevation of the building is largely glass providing an attractive frontage facing the Rockingham Roundabout. The building has a mono pitch roof that gives protection under a frontage canopy to allow for outdoor seating. The design includes for the signage of the proposed operator in a built in signage blade to display the name of the operator. The scheme also includes for an illuminated sign displayed on the front of the building. The design is functional and appropriate for the setting in close proximity to the road junctions of the M1 motorway and the Dearne Valley Parkway and the Sheffield Road

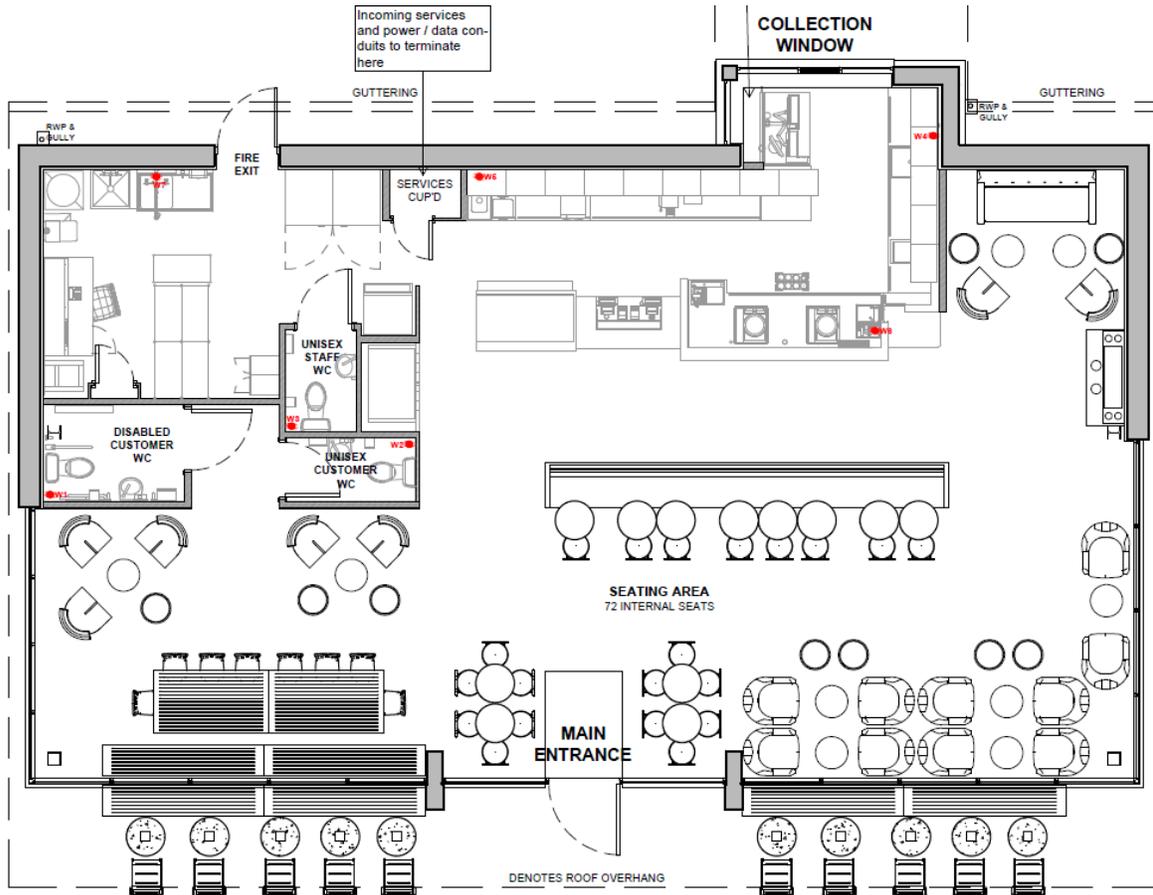
Proposed Elevations see plans for full text details.



Proposed front elevation

scale - 1:50 @ A1 / 1:100 @ A3





Internal Layout

4 Site Access

Access into the site is to be gained from the new roundabout constructed on the Sheffield Road. That roundabout gives direct access into the entire Oval Site. From that access point the new building will be accessed via a right turning heading north, which then gives access around the building to allow for the provision of a drive through with the collection point on the eastern elevation. Parking spaces are located around the building for sit in customers. The highways around the site have been recently developed to facilitate the development of the site and the wider allocations under Planning application Ref 2014/1516.



5 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 compliments these uses and adds to the offer of food and drink available in a convenient location.

The 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 will bring jobs and economic growth to the area and the scale of the proposal is not one that will affect any nearby centres.

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 create new jobs and employment opportunity in an area designated for growth in the emerging Plan. The Policies in the emerging Plan do not strictly define the uses that can operate on such allocated sites and the policies are designed to provide a mix of growth opportunities to facilitate employment growth of all kinds.

JVH. June 2018.