

Planning Statement

Gray & Adams

Brief

BE Group was commissioned by Gray & Adams, manufacturer of specialist freight vehicles, to provide a supporting statement for their planning application for change of use for their site on York Road in Doncaster.

The business has grown considerably in recent years and they plan to relocate. They have identified an alternative site at Thorne, but require permission for housing development on their existing site to fund the move.

Activities

- Initial meeting with the client in order to understand their business operation, employment generation and site requirement
- Market assessment of existing employment sites in Bentley
- Review of planning policy at national, regional and local level
- Consultation with Doncaster MBC Economic Development and Planning teams.

Outcome

After extensive background research, BE Group produced a supporting planning statement to accompany the outline planning application for the site.

The statement argued that the site was no longer suitable for employment use, due to its close proximity to housing and educational facilities. Housing development on the site would far better serve the needs of the local community. Also, the site's loss would not adversely affect the local supply of employment land.

The statement also outlined the benefits of the move: job creation; sustainable land use; redevelopment of an uneconomic site. Most employees do not live locally, and relocating the business to Thorne, next to the motorway, would reduce traffic load in Bentley.

