

Planning and Community Consultation Statement

Application No: 2026/0023 **Date:** 19-03-2026 **Ref:** 2025/188

Site: Countrywide House, Springvale Road, Grimethorpe, Barnsley, S72 7BA

Proposal: Erection of **1,400 m²** extension to existing industrial unit

1. Introduction

This Planning and Community Consultation Statement supports the planning application for the erection of a **1,400 m² extension** to the existing industrial unit at Countrywide House, Springvale Road, Grimethorpe. The document outlines the design rationale, demonstrates compliance with relevant planning policy, and summarises the neighbour consultation undertaken prior to submission.

2. Site Context

The site is located within an established industrial and employment area in Grimethorpe, characterised by commercial premises, service yards, and associated infrastructure. The existing building forms part of a wider cluster of industrial units and benefits from direct access to Springvale Road.

The surrounding context is wholly industrial, with no immediate residential receptors. The site is well contained by existing built form and boundary treatments, and the proposed extension sits comfortably within the established industrial curtilage.

3. Description of Proposed Development

The proposal seeks the **erection of a 1,400 m² extension** to the existing industrial unit to provide additional operational floorspace. The extension has been designed to:

- Match the existing building in height, form, materials, and colour
- Maintain safe and efficient access and servicing arrangements
- Remain within the established industrial curtilage
- Support the operational needs and growth of the business

The development represents a proportionate and functional expansion of an established employment site.

4. Planning Policy Considerations

The proposal has been assessed against the **Barnsley Local Plan**, relevant **Supplementary Planning Documents**, and the **National Planning Policy Framework (NPPF)**. Key policy themes addressed include:

- **Economic Growth:** The extension supports local employment and business expansion.
- **Design:** The extension is sympathetic to the existing building and wider industrial setting.
- **Amenity:** No unacceptable impacts on neighbouring commercial uses.
- **Highways:** No changes to access arrangements and no material increase in traffic generation.
- **Environmental Considerations:** The proposal does not give rise to significant environmental effects.

The scheme aligns with the strategic aim of supporting sustainable economic development within designated employment areas.

5. Community and Neighbour Consultation

Although formal pre-application consultation is not required for a development of this scale, the applicant undertook proportionate engagement with neighbouring commercial occupiers located on **Springvale Road** and **Long Royd**.

5.1 Method of Consultation

Neighbouring businesses were contacted **by email/letter** and provided with **7 days to respond**. The letter explained the proposed development and provided a link to BMBC planning explorer site with application reference.

5.2 Businesses / Residents Consulted

Consultation emails/ Letters were issued to the following occupiers:-

Please see consultation map for neighbours consulted show in orange, blue area is owned by the applicant FIG 1. Copy of Site Notice FIG 2 & letter / email sent FIG 3.

- Leggett & Platt (letter by hand)
- Acorn Phase 2 Business Centre (letter by hand) Units 1 to 13
- Portland Crescent no 1, 3,5,7,9 & 11 (letter by hand).
- Darkside Developments / Paint and body (letter by hand)
- NKD Group (letter by hand)
- R/S Parkin (email)
- R/S Properties (email)
- SRS Automotive LTD (email)
- Graphics Innovation Group (email)

- Allotments : 2no Site notices installed. (see Fig 4).

The **Innova Logistics Centre** was **not consulted**, as it is owned and operated by the applicant.

5.3 Consultation Outcome

Comments received :

1. RSP Properties LTD: One of there tenants have CNC equipment, asked to be informed of heavy works when building new extension. Client will inform them as requested.

No other objections or significant concerns were raised during the consultation period.

The proposal is therefore considered to have been appropriately communicated to relevant neighbouring occupiers.

6. Assessment of Impacts

6.1 Neighbouring Amenity

Given the industrial context, the proposed 1,400 m² extension will not result in any unacceptable impacts on neighbouring businesses. The scale and position of the extension ensure:

- No overshadowing or overbearing effects
- No impact on residential amenity
- No unacceptable noise, light, or disturbance impacts

6.2 Highways and Access

The proposal does not alter existing access arrangements. The extension will not materially increase traffic generation, and the site retains adequate space for parking, turning, and servicing.

6.3 Design and Appearance

The extension adopts the same material palette and architectural language as the existing building, ensuring a cohesive and functional appearance appropriate to the industrial setting.

7. Conclusion

The proposed **1,400 m² extension** to the existing industrial unit at Countrywide House represents a **sustainable, proportionate, and policy-compliant** form of development within an established employment area. It supports local economic activity, integrates well with the existing building, and has no adverse impact on neighbouring uses or the wider environment.

Neighbour consultation has been undertaken at an appropriate level, and no issues have been identified that would prevent the proposal from being supported.

Planning permission is therefore respectfully requested.

FIG1. NEIGHBOUR CONSULTATION MAP



FIG2. SAMPLE SITE NOTICE

SITE NOTICE – NEIGHBOUR CONSULTATION

Proposed Development at: Countrywide House, Springvale Road, Grimethorpe, Barnsley, S72 7BA

Planning Reference: 2026/0023

Applicant: ULTIMA

Agent: NYP Architectural Ltd

PROPOSAL : Erection of extension to the existing industrial unit.

The proposed extension will provide additional internal floorspace to support ongoing business operations. The extension is designed to match the existing building in height, materials, and appearance, and will remain within the established industrial curtilage.

COMMENTS & FEEDBACK

If you have any comments, questions, or observations regarding the proposed development, please submit them **within 7 days** of viewing this notice. You may respond by email to:

info@nypas.co.uk Or by post to:

NYP Architectural, BBIC, Innovation Way, Barnsley, S75 1JL

PURPOSE OF THIS NOTICE This notice has been erected to inform neighbouring businesses on **Springvale Road** and **Long Royd** of the proposed development and to provide an opportunity to comment prior to the planning application being finalised. Please refer to drawing as below for details of development.



FIG 3: LETTER / EMAIL NOTICE

Neighbour Consultation Letter

10-03-2026

Dear Sir / Madam,

**Re: Proposed Development at Countrywide House, Springvale Road,
Grimethorpe, Barnsley, S72 7BA**

Proposal: Erection of extension to the existing industrial unit

I am writing to inform you that we are preparing to submit a planning application to Barnsley Metropolitan Borough Council for the erection of a **new extension** to the existing industrial building at the above address.

The purpose of the extension is to support the operational needs of the business and provide additional internal floorspace. The extension has been designed to match the existing building in height, materials, and appearance, and will remain fully within the established industrial curtilage.

As part of our commitment to good practice, we are consulting neighbouring businesses located on **Springvale Road** and **Long Royd** prior to submitting the application.

We have enclosed a copy of the proposal drawing for your information.

If you have any comments, questions, or observations regarding the proposed development, please reply **within 7 days** of receiving this letter. Any feedback received will be reviewed and, where appropriate, considered as part of the planning submission.

You may respond by email to: **info@nypas.co.uk**

Or by post to: **NYP Architectural , BBIC , Innovation Way , Barnsley, S75-11JL**

Thank you for taking the time to review the proposal. We appreciate your cooperation.

Yours faithfully,

Scott Dunwell

Director

NYP Architectural LTD

01226 200989

FIG:4 SITE NOTICE PHOTOS

2no notices installed on fence on corner of site adjacent footpath & gate entrance to Allotments.



Site Notice to Fence North East corner of Proposal Site Adjacent footpath.



Site Notice to Gate Entrance of allotments.