

Ref: PP-15047282

29<sup>th</sup> June 2026

Planning Department  
Barnsley MBC  
PO Box 634  
Barnsley  
S70 9GG

Dear Sir/Madam,

**The Town and Country Planning Act 1990 (as amended)****Full Planning Application for the installation of an air source heat pump (ASHP) at an existing Aldi store at Hunningley Lane, Stairfoot, Barnsley, S70 3PE**

Enclosed is an application for full planning permission on behalf of Aldi Stores Limited ('the applicant') for installation of an air source heat pump (ASHP) at an existing Aldi store at Hunningley Lane, Stairfoot, Barnsley, S70 3PE ('the Site').

The application has been submitted online via the Planning Portal (ref. PP-15047282)

Alongside this covering letter and the requisite application forms, this application comprises the following documentation:

- Location Plan;
- Existing Site Plan;
- Proposed Site Plan;
- Existing Floor Plan;
- Existing Elevations;
- Proposed Floor Plan;
- Proposed Elevations;
- Noise Impact Assessment Report; and
- Model Specification Document;

## **The Site**

The site is located on Hunningley Lane, Stairfoot, Barnsley, located within in a local centre. The site extends to approximately 0.65ha and comprises an established ALDI foodstore with associated customer car parking, servicing areas and landscaped margins.

The site is bounded by Hunningley Lane to the north, with commercial and industrial premises beyond. To the east and south are further commercial uses within the Stairfoot area, whilst Doncaster Road (A633) lies to the west, beyond which are a mixture of retail, leisure and residential uses. The wider area is characterised by a mix of retail, commercial, industrial and residential development, reflecting the urban outskirt nature of Stairfoot.

The site currently comprises an ALDI foodstore with associated parking, servicing facilities, hardstanding and landscaping. The store has been established on the site for a number of years and has undergone minor application such as an extension (Ref: 2006/0050) which have been deemed acceptable by the LPA. and forms part of the wider retail provision serving Stairfoot and eastern Barnsley. Vehicular access is taken directly from Hunningley Lane, with pedestrian connections available from the surrounding highway network.

The surrounding area is predominantly commercial in character, with a range of retail warehouses, foodstores, employment premises and roadside commercial uses located within the immediate vicinity. Residential development is present within the wider area, particularly to the west and north-west of the site. The site benefits from good accessibility by car, public transport, walking and cycling.

The site does not lie within a designated conservation area and there are no designated heritage assets located within the site boundary.

The site lies within Flood Zone 1, representing land at the lowest probability of flooding. Accordingly, the proposed development is not expected to increase flood risk either on-site or elsewhere and is considered appropriate in flood risk terms.

## **Development Proposals**

Detailed drawings of the proposals have been prepared by The Harris Partnership (THP) in support of this application. The development proposals comprise the installation of an Air Source Heat Pump (ASHP) and associated infrastructure to support the ongoing operational and energy requirements of the store. The ASHP unit will be located on the northern site boundary.

The proposals include the installation of a concrete plant base and associated electrical connections and pipework required for the operation of the ASHP. A new 2.4m palisade security fencing will be installed around the unit where necessary to minimise visual impacts and restrict unauthorised access. All external pipework will be appropriately enclosed with top hats to ensure a neat and coherent appearance.

The proposed ASHP forms part of Aldi's wider commitment to reducing operational carbon emissions and improving energy efficiency across its store portfolio. The technology will provide a low-carbon source of heating and contribute towards the decarbonisation of the store's operations, reducing reliance on conventional fossil fuel-based energy systems.

Due to the limited scale and nature of the works, it could potentially be argued that the proposals are de minimis and do not constitute 'development' for the purposes of Section 55 of the Town and Country Planning Act 1990 (as amended). However, in the interests of good planning practice, and given the introduction of external plant equipment, this application has been submitted to enable the Local Planning Authority to fully consider the proposals.

As per Section 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024, the mandatory biodiversity gain planning condition does not apply to the development as works do not impact a priority habitat and impact less than; 25sqm of onsite habitat, or 5m of linear habitats.

### **Planning Policy Framework**

The site is located within the administrative boundary of Barnsley Metropolitan Borough Council, where the statutory development plan consists of:

- Barnsley Local Plan
- Any relevant Neighbourhood Plan (NB. the site does not fall within an area subject to any made or draft Neighbourhood Plan).
- Barnsley, Doncaster and Rotherham Joint Waste Plan.
- Relevant Policy Maps

### **Allocations and Designation**

The site falls within the Stairfoot Local Centre (Policy TC1).

### **Barnsley Local Plan Policies of Relevance**

- Policy GD1 – General Development
- Policy TC1 –Town Centres
- Policy CC1 – Climate Change
- Policy CC2 - Sustainable Design and Construction
- Policy D1 - High Quality Design and Place Making
- Policy RE1 - Low Carbon and Renewable Energy

### **Planning Assessment**

The works which the applicant is seeking planning permission for are extremely minor, consisting of the replacement of existing plant to support the heating and cooling of the store by utilising renewable heat technology. The ASHP will reduce reliance on conventional fossil fuel-based heating systems and contribute towards a reduction in the store's operational carbon emissions in accordance with Policies CC1, CC2 and RE1.

Due to the location of the site within a wider mixed-use area and the location of the proposals (within an enclosure), the proposed works will have limited impact on the aesthetic of the site or its immediate surroundings within an existing commercial area.

The scale and design of the proposals mean that they are policy compliant with Policy CC2 and D1 an, since good design is indeed at the core of these proposals and, regardless of this, the lack of

visual sightlines of this replacement plant makes its design largely immaterial in determining this application.

The primary consideration in determining this application is the noise impact of the proposed plant. A Noise Impact Assessment and Plant Specification Document have been submitted in support of this application to demonstrate the initial estimate of impact of the proposed plant installations should be low on the site's immediate surroundings.

As the planning history demonstrates, proposals to improve the retail offering at this Aldi foodstore have previously been deemed acceptable by the LPA (Ref: 2018/0761); and there is no justifiable reason why this application should not follow suit given its lack of visual sightlines and the betterment that this plant offers in sustainability terms.

### **Conclusion**

In summary, the proposals principally comprise very minor works to increase the energy efficiency of the existing store, contributing to wider sustainability goals set by Aldi nationally.

The works seeking planning permission are compliant with Policies GD1, TC1, CC1, CC2, D1, RE1, as well as various wider spatial policies adopted by the LPA.

Historic applications for similar schemes have been supported consistently by Barnsley Metropolitan Borough Council, so the applicant anticipates that this application will follow suit without delay.

I look forward to receiving formal validation of this application, but in the meantime please do not hesitate to contact me if there are any further queries.

Yours sincerely



**Tom Clift**  
**Senior Planner**



**For and on behalf of Avison Young (UK) Limited**