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Date: 22 April 2026

Barnsley Metropolitan Borough Council
Planning and Building Control
Barnsley MBC
PO Box 634
Barnsley
S70 9GG

SUBMITTED VIA THE PLANNING PORTAL ONLY

Dear Barnsley Metropolitan Borough Council Planning Department,

Operational Development at Hazlehead, Crow Edge

This Full Application relates to a replacement silo and associated hardstanding, a reinforced concrete retaining wall and a material supply pipe at Hepworth Clay, Hazlehead, Crow Edge, Sheffield, S36 4HG, which will herein be referred to as 'the Site'. The description of development is provided below:

"Full Application for the development of a silo and associated hardstanding, a reinforced concrete retaining wall, and a material supply pipe at Hepworth Clay, Hazlehead, Crow Edge, Sheffield, S36 4HG."

The following documents have been prepared and submitted alongside this Application:

- Cover Letter (this document) (prepared by Quod);
- Planning Portal Application forms (prepared by Quod);
- [REDACTED]
- Site Location Plan (drawing reference: HZ-32-00-00-011) (prepared by Hepworth Limited);
- Existing Block Plan (drawing reference: HZ-32-00-00-014) (prepared by Hepworth Limited);
- Proposed Block Plan (drawing reference: HZ-32-00-00-017) (prepared by Hepworth Limited);
- Existing Elevations on A and B Drawing (drawing reference: HZ-32-00-00-015) (prepared by Hepworth Limited);
- Existing Elevations on C and D Drawing (drawing reference: HZ-32-00-00-016) (prepared by Hepworth Limited);
- Proposed Elevations on A and B (drawing reference: HZ-32-00-00-018) (prepared by Hepworth Limited); and



- Proposed Elevations on C and D (drawing reference: HZ-32-00-00-019) (prepared by Hepworth Limited).

1 Background

The Site is to the west of Penistone and has been an operational cement works for almost 30 years. The proposed development will provide an additional storage facility to store 100 tonnes of calcined material to support the continued operation of the Site and cement production.

Given the height of the proposed development, which is over 15m, the proposed development does not qualify as Permitted Development under the Town and Country Planning (General Permitted Development) (England) Order 2015 and planning permission is required. Therefore, the proposals are submitted as a Full Planning Application.

The proposed development will deliver efficiencies for the business by providing additional and more effective storage for calcined materials, which must be kept dry, and enabling more effective quality control and supply chain management by enabling longer, more continuous production runs. Furthermore, it is necessary to enable diversification of the business in the future, which is intended to include a “green product” designed to help reduce CO2 emissions across the wider construction industry. The silo is essential to support the existing and ongoing operation of the cement works at the Site.

2 Site Context

Access to the Site exists off the A616 to the north of the Site. The proposed development will utilise the existing access.

The Site is located within Flood Zone 1, meaning the Site has the lowest probability of flooding, defined as having less than a 0.1% annual chance (1 in 1,000) of flooding from rivers or the sea (there is a risk of surface water flooding in the immediate vicinity).

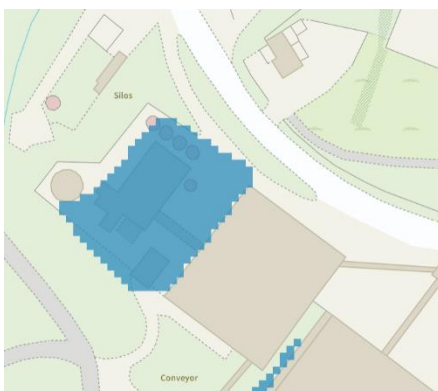


Figure 1: Flood Map for Planning Screenshot of Surface Water Flooding at the Site



The Site is not known to be within or adjacent to any ecological designations. There are no TPOs on Site or adjacent to the Site.

There are no Listed Buildings onsite or adjacent, and the Site is not located within or adjacent to a Conservation Area.

The Site is not allocated within the Barnsley Local Plan Policy Map (2019) or the Barnsley, Doncaster and Rotherham Joint Waste Plan for any particular use, though it is within the Green Belt. The Site is not located within or adjacent to a neighbourhood plan area.

The nearest settlement to the Site is Crow Edge, which is classified as a Village in Barnsley's Local Plan Settlement Hierarchy.

There are no Public Rights of Way (PROW) within or adjacent to the Site.

3 Planning History

Barnsley's publicly accessible records indicate that all previous applications at the Site have been associated with the industrial use of the Site.

4 The Proposed Development

The development proposed at Hepworth Clay, Hazlehead, Crow Edge, Sheffield, S36 4HG, comprises the development of a silo and associated hardstanding, a reinforced concrete wall, and a material supply pipe at an operational cement works. The proposed development will be located adjacent to an existing operational building and will not result in any material intensification of the use of the Site.

5 Planning Policy

The Development Plan

The following documents form part of the Development Plan for Barnsley Metropolitan Borough Council and have been considered as part of this Full Planning Application.

- Barnsley Local Plan (Adopted January 2019)
- Barnsley, Doncaster and Rotherham Joint Waste Plan (Adopted March 2012)

The Development Plan was last reviewed in 2022, and a further review is not programmed until 2027.

The policies which are most relevant to the determination of this Application are all Barnsley Local Plan policies and are as follows:

- **Policy SD1 Presumption in Favour of Sustainable Development:** Development which improves the economic, social and environmental conditions in the area will be approved wherever possible.



- **Policy GD1 General Development:** Proposals will be approved where they are compatible with neighbouring land and any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated.
- **Policy E6 Rural Economy:** Development will be encouraged in rural areas where it results in the growth of existing businesses. Development will be expected to be of a scale proportional to the size and role of the settlement. Development will be expected to not have a harmful impact on the green belt.
- **Policy GB1 Protection of Green Belt:** The Green Belt will be protected from inappropriate development in accordance with national planning policy.
- **Policy CC3 Flood Risk:** Development will not be permitted where it would be at an unacceptable risk from any sources of flooding.

Other material Considerations

The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) is a material consideration capable of being afforded significant weight in determination of the Application. Section 6: Building a Strong Competitive Economy and Chapter 13: Protecting Green Belt Land are particularly relevant to the proposed development.

Paragraph 85 states: *“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”*

Paragraph 89 states: *“Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.”*

Paragraph 142 states: *“The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”* Paragraph 153 further requires: *“local planning authorities should ensure substantial weight is given to any harm to the Green Belt.”*

Notwithstanding, Paragraph 154 states development in the green belt will be inappropriate unless an exception applies, including b) *“the provision of appropriate facilities (in connection with the existing use of land or a change of use).”*

There are no adopted supplementary planning documents relevant to the proposed development.



6 Planning Assessment

There is no development-specific policy against which the proposals should be judged, but the main policies of relevance are concerned with development in the Green Belt and supporting the rural economy. This section demonstrates that the proposed development accords with the Development Plan when read as a whole, meaning there is a plan-led presumption in favour of the development and planning permission should be granted without delay.

Principle of Development

The proposed development is located within an existing cement works and is surrounded by compatible industrial uses, it would be perceived in this context. Further, the proposed development is not inappropriate development, falling within NPPF exception 154b). As such, it will not alter the established character or land use of the area, and nor would it have impacts on the wider landscape or appearance of the area, in accordance with Policy GD1 and Policy GB1 which are satisfied.

The proposed development will support the continued use of the cement works and the growth of the existing business and will therefore support the local economy. As demonstrated on the Proposed Elevations on A and B (drawing reference: HZ-32-00-00-018) and the Proposed Elevations on C and D (drawing reference: HZ-32-00-00-019), the proposed development will be of a scale proportionate to the size and role of the surrounding buildings and will not introduce a structure which will go over and above the scale of the existing buildings. Therefore, Policy LG2 and Policy E6 are both seen to be satisfied.

Therefore, given the above assessment, the principle of development is demonstrably acceptable. The planning balance weighs further in favour of the development given the positive contribution it will make to the existing business at the Site.

Technical and Environmental Considerations

Flood Risk and Drainage

Whilst the proposed development is located within Flood Zone 1, it is in an area at higher risk of surface water flooding as a consequence of the undulating topography of the Site.

Notwithstanding, the proposed development replaces an existing similar structure, does not result in any material increase in hardstanding areas at the Site or levels changes. It is also not a vulnerable use, given it is to be used as a storage facility which is not accessible or open.

In addition to this, the silo will be mounted on a structure and therefore no materials or substances will be stored at ground level. All surface water at the Site is collected in an off-site settlement lagoon, so there would be no increase in risk of run-off or impact on water quality.

Therefore, the proposed development accords with Policy CC3 and paragraph 170 of the NPPF.



Access

The proposed development will utilise the existing access to the Site and will not increase the current trip generation of the Site. Therefore, the matters of access are satisfied.

Landscape and Visual Impact

The Proposed Elevations on A and B (drawing reference: HZ-32-00-00-018) and the Proposed Elevations on C and D (drawing reference: HZ-32-00-00-019) set out the detailed design of the development. The scheme incorporates concrete hardstanding, a steel support structure for the silo, concrete retaining walls, and a material supply pipe. These materials reflect the established industrial character of the Site and are consistent with the appearance of the surrounding buildings, ensuring the proposal integrates appropriately with its context.

BNG

The proposed development is exempt from BNG, as it falls below the threshold of 25 square metres, meaning it qualifies for the de minimis BNG exemption.

7 Summary and Conclusions

In conclusion, the proposed development accords with the Development Plan when read as a whole, meaning there is a plan-led presumption in favour of the development and planning permission should be granted without delay. It would also give rise to significant benefits to the existing operational business and the Site and as such, the local economy. There are no unacceptable environmental or technical impacts arising from the development that would outweigh the presumption in favour of granting planning permission or the benefits of the development.

The contents of this Covering Letter Planning Statement should provide all of the relevant information necessary for Officers to favourably determine the Application. However, if you have any further queries, please do not hesitate to contact me to discuss in further detail.

Yours sincerely,



Amy Pickering
Assistant Planner