

Our Ref: JEH040

Your Ref:

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Director Of Planning and
Transportation

Barnsley Council

PO Box 634

Barnsley

South Yorks

S70 9GG

FOA Ms Leah Wright

Dear Sir/ Madam,

Town and Country Planning Act 1990: Hybrid Planning Application for a Proposed Storage and Distribution (Use Class B8) and General Employment (Use Class B2) space and related development at Land South of Dearne Valley Parkway, Goldthorpe

JEH Planning Limited has been instructed by Equites Newlands (Goldthorpe) Ltd ('the applicant') to submit a Hybrid planning application for a Proposed Storage and Distribution (Use Class B8) and General Employment (Use Class B2) space and related development at the above site.

Description of Development

The formal description on the planning application form states as follows:

Hybrid Planning Application:

Outline permission sought for the construction of Storage and Distribution (Use Class B8) and General Employment (Use Class B2) space with ancillary offices and gatehouses on four separate, self-contained and severable plots as shown on the submitted Parameters Plan. All matters reserved except for site access.

Full permission sought for engineering infrastructure works to support the employment development comprising: the access roads; earthworks to create the development platform zones/bunding; drainage and culvert works; a flood compensation area; and strategic landscaping areas.

The Application Documents

The application comprises the following documents:

Application Forms

Duly completed Planning Application Form including Certificate B and the Agricultural Holding Certificate. We confirm we have served Notice no1 on the relevant landowners.

Environmental Statement (ES)

The ES provides the technical evidence base that has informed and influenced the proposal. The topics and survey work covered by the ES that were agreed with the Council at the scoping stage are:

- Socio-Economics;
- Cultural Heritage;
- Landscape Character and Visual Amenity;
- Biodiversity;
- Water Resources and Flood Risk;
- Soils and Agricultural Land;
- Noise and Vibration;
- Transport and Access;
- Air Quality;
- Climate Change.

These of these topic areas have a specific chapters within the ES.

Contained within the Appendices of the ES are technical study documents that specifically relate to the validation check list request by BMBC at the pre application stage. The following table identifies these reports for your convenience:

Reports	Ref No/Date	EA Appendix	Author
Phase 1 Ground Conditions Desk Study	28 th November 2023 Doc ref: 23451-HYD-XX- XX-RP-GE- 0001 -P01	Appendix 2.3	Hydrock
Built Heritage Statement	JAC28335 V3 FINAL March 2023	Appendix 7.1	RPS Group
Archaeological Desk-Based Assessment	JAC28335 02 10 th November 2023	Appendix 7.2	RPS Group
Geophysical Survey/ Detailed Gradiometer Survey Report	Ref.: 269800.01 November 2022	Appendix 7.3	Wessex Archaeology
Ecological Appraisal	June 2023	Appendix 9.1	FPCR
Breeding Bird Survey Report	Rev B June 2023	Appendix 9.2	FPCR
Wintering Bird Survey Report	Rev B June 2023	Appendix 9.3	FPCR
Marsh Harrier Technical Note	Rev B June 2023	Appendix 9.4	FPCR
Bat Assessment Report	Rev C June 2023	Appendix 9.5	FPCR
Gypsy Marsh Ecology: Air Quality Review	July 2023	Appendix 9.6	FPCR
Flood Risk Assessment	29 th Nov 2023 Doc ref 23451- HYD-XX-XX- RP-FR-0002 P02	Appendix 10.1	Hydrock
Drainage Management Strategy	24 November 2023 Doc ref 23451-HYD-XX- XX-RP-D-0003 P03	Appendix 10.2	Hydrock
Soil Resources and Agricultural Quality	Report 2068/1 19th February 2023	Appendix 11.1	Land Research Ass
Noise and Vibration Assessment	N/A	Chapter 12.0	Vanguardia
Air Quality Assessment	N/A	Chapter 14.00	Vanguardia
Construction Dust Risk Assessment	N/A	Appendix 14.5	Vanguardia
Air Quality Assessment – Goldthorpe, Barnsley – Impact on Hickleton	VC-00052805- EN-RP-0001 R00 November 2023	Appendix 14.14	Vanguardia
Whole Lifecycle (WLC) Assessment	November 2023	Appendix 15.3	Stantec

Reports	Ref No/Date	EA Appendix	Author
Energy & Sustainability Statement	332511259 V3 November 2023 Final	Appendix 15.4	Stantec
Transport Assessment	30 November 2023 Version 1	Appendix 13.1	Fore Consulting

Plans/Drawings

Plans	Ref No	Author
Site Location Plan (Site Edged Red)	P0501 Rev B	UMC Architects
Topographical Survey Sheet 1	23451-HYD-XX-XX-DR-D-12506-01 P1	StafSurv Land Surveyors
Topographical Survey Sheet 2	23451-HYD-XX-XX-DR-D-12506-02 P1	StafSurv Land Surveyors
Topographical Survey Sheet 3	23451-HYD-XX-XX-DR-D-12506-03 P1	StafSurv Land Surveyors
Parameters Plan	P0520 Rev E	UMC Architects
Phasing Plan 1 of 2	P0550 Rev B	UMC Architects
Phasing Plan 2 of 2	P0555 Rev B	UMC Architects
Soft-Lscp-spp-schedule	GDT-BCA-ELS-XX-DR-L-2267-22-01-S4-P3	BCA Design Limited
Landscape Location Plan	GDT-BCA-ELS-XX-DR-L-2267-22-02-S4-P6	BCA Design Limited
-Landscape Plan	GDT-BCA-ELS-XX-DR-L-2267-22-03-S4-P4	BCA Design Limited
-Landscape Plan	GDT-BCA-ELS-XX-DR-L-2267-22-04-S4-P7	BCA Design Limited
-Landscape Plan	GDT-BCA-ELS-XX-DR-L-2267-22-05-S4-P4	BCA Design Limited
-Landscape Plan	GDT-BCA-ELS-XX-DR-L-2267-22-06-S4-P4	BCA Design Limited
-Landscape Plan	GDT-BCA-ELS-XX-DR-L-2267-22-07-S4-P4	BCA Design Limited
-Landscape Plan	GDT-BCA-ELS-XX-DR-L-2267-22-08-S4-P4	BCA Design Limited
-Landscape Plan	GDT-BCA-ELS-XX-DR-L-2267-22-09-S4-P6	BCA Design Limited
Landscape Sections Sheet 1 of 5	GDT-BCA-ELS-XX-DR-L-2267-22-10-S4-P2	BCA Design Limited
Landscape Sections Sheet 2 of 5	GDT-BCA-ELS-XX-DR-L-2267-22-11-S4-P3	BCA Design Limited

Plans	Ref No	Author
Landscape Sections Sheet 3of5	GDT-BCA-ELS-XX-DR-L-2267-22-12-S4-P2	BCA Design Limited
Landscape Sections Sheet 4of5	GDT-BCA-ELS-XX-DR-L-2267-22-13-S4-P2	BCA Design Limited
Landscape Sections Sheet 5of5	GDT-BCA-ELS-XX-DR-L-2267-22-14-S4-P2	BCA Design Limited
Tree pit staking plant protection	GDT-BCA-ELS-XX-DR-L-2267-22-20-S4-P1	BCA Design Limited
General Arrangement	23451 HYD XX XX DR D 0100-P4	Hydrock
Swept Path Analysis	23451 HYD XX XX DR D 0101-P4	Hydrock
Visibility Analysis	23451 HYD XX XX DR D 0102-P4	Hydrock
Typical Road Sections	23451 HYD XX XX DR D 0103-P4	Hydrock
Carr Dike Land Use	23451 HYD XX XX DR D 0104-P5	Hydrock
Proposed Levels	23451 HYD XX XX DR D 0200-P4	Hydrock
PROW Cross Section	23451 HYD XX XX DR D 0203-P04	Hydrock
Pond Sections	23451 HYD XX XX DR D 0204-P03	Hydrock
Pond Sections Sheet 2	23451 HYD XX XX DR D 0205-P3	Hydrock
Pond Sections Sheet 3	23451 HYD XX XX DR D 0206-P2	Hydrock
Proposed Drainage Layout Overview	23451 HYD XX XX DR D 0500-P4	Hydrock
Proposed Drainage Layout Sheet 1 of 5	23451 HYD XX XX DR D 0501 – P4	Hydrock
Proposed Drainage Layout Sheet 2 of 5	23451 HYD XX XX DR D 0502 – P4	Hydrock
Proposed Drainage Layout Sheet 3 of 5	23451 HYD XX XX DR D 0503-P4	Hydrock
Proposed Drainage Layout Sheet 4 of 5	23451 HYD XX XX DR D 0504 -P4	Hydrock
Proposed Drainage Layout Sheet 5 of 5	23451 HYD XX XX DR D 0505 – P4	Hydrock
Carr Dike Culvert 1 Details	23451 HYD XX XX DR D 0510- P4	Hydrock
Carr Dike Culvert 2 Details	23451 HYD XX XX DR D 0511 -P5	Hydrock
Flood Compensation Route - Road Crossing Culvert Details	23451 HYD XX XX DR D 0512 -P3	Hydrock
Flood Compensation Route - Bund Crossing Culvert Details	23451 HYD XX XX DR D 0513- P4	Hydrock
Post-Development Drainage Catchment Plan	23451 HYD XX XX DR D 0514 -P3	Hydrock
Tree Survey Plan	10744-T-01 August 2022	FPCR
Light Spill Diagram	2368-DFL-ELG-XX-LD-EO-13001-S3-P02	DFL
Light Spill Diagram	2368-DFL-ELG-XX-LD-EO-13002-S3-P02	DFL

Plans	Ref No	Author
Light Spill Diagram	2368-DFL-ELG-XX-LD-EO-13003-S3-P02	DFL
Light Spill Diagram	2368-DFL-ELG-XX-LD-EO-13004-S3-P02	DFL

Other Supporting Documents

Other Reports	Ref No /Date	Author
Planning Statement (Including Draft S106 Heads of Terms)	November 2023 JEH040	JEH Planning
Statement of Community Involvement	November 2023	Cavendish
Design and Access Statement which would include: <ul style="list-style-type: none"> • Illustrative Masterplan Layout Options • Illustrative Pedestrians and Cycle Network Plan • Illustrative elevations with cladding examples • Masterplan Compliance Statement • Design Code and National Design Guidance Assessment • Fire Statement 	22081 November 2023	UMC Architects
Illustrative CGI Views	November 2023	UMC Architects
Health Impact Assessment	33905/A5/HIA November 2023	Stantec
Construction Phase Social Value Framework	November 2023	Newlands & Fusion 21
Overview Utilities Statement	4062-UCL-FR-MU-002/7/11/2023	Utilities Connection
Lighting Impact Assessment	2368-DFL-ELG-XX-RP-EO-13001-S3-P02 December 2023	Designs for Lighting Ltd
Arboricultural Assessment	Rev C 6 th November 2023	FPCR
Coal Mining Risk Assessment	28 th November 2023 23451-HYD-XX-XX-RP-GE-0002 P02	Hydrock
CEMP Framework	P1 28 th November 2023	Newlands
Waste Management Framework	P1 28 th November 2023	Newlands
Land Requirement, Labour Supply and Economic Benefits Report	33905/A5 Rev 03 Nov 2023	Stantec
Soft Landscape Works Maintenance and Management Proposals – 5 Years	GDT-BCA-ELS-XX-SP-L-S4-2267-22-RP01-P1 27 March 2023	BCA Design Ltd

Other Reports	Ref No /Date	Author
Soft Landscape Specification	GDT-BCA-ELS-XX-SP-L-S4-2267-22-SP01-P1 28 th March 2023	BCA Design Ltd
Preparation and Topsoiling Specification	GDT-BCA-ELS-XX-SP-L-S4-2267-22-SP02-P1 28 March 2023	BCA Design Ltd
Framework Travel Plan	Version 1.0 30 th November 2023	Fore Consulting
Biodiversity Net Gain Report	Rev C 1 st December 2023	FPCR

Overall Approach

The application has been informed by extensive pre-application discussions with Barnsley Council, other consultees, and the local community as well as the technical input and evidence on a range of environmental matters, including ES Scoping.

Through comprehensive assessment work as set out in the ES and as identified within the various plans and documents submitted, the application seeks to strike an appropriate balance between the need to provide economic and social opportunities with the need to protect and, where possible, enhance the surrounding environment. We have explained how this is achieved and how the proposals accord with the adopted development plan, the approved Goldthorpe Masterplan Framework and the relevant national planning policy guidance.

In the spirit of positive cooperation that has been fostered between the applicant and Barnsley Council prior to submission of the application, it is our intention that these constructive discussions continue throughout the determination stage so that any outstanding matters can be dealt with in an efficient and speedy manner.

Overall Conclusions

We have demonstrated that having regard to the key issues, the proposed development is in accordance with the relevant policies found within the Development Plan as a whole and it is specifically in compliance with the criteria contained within Policy ES10 and the related Goldthorpe Masterplan Framework which allocates the site for employment purposes.

There are also other material considerations, and these, together with the significant planning merits and benefits, should be given substantial weight in the overall planning balance. They cover the following general areas:

- The proposed development will generate significant employment opportunities offering high quality and skilled jobs in the logistics sector which would contribute to rebalancing the local economy. This would deliver the following:
- Construction Phase
 - Approximately 1,349 direct construction jobs could be supported each month over the assumed construction programme. 715 of these would provide employment for BMBC residents.
 - a further 1,585 indirect jobs could be supported per month over the construction period.
 - the combined direct and indirect construction job GVA equates to approximately £243m over the construction period.
- Operational Phase – (Assuming Floorspace split of 30% Class B2 and 70% Class B8)
 - 3,282 FTE gross direct jobs accommodated on site by the mix of Class B8 and Class B2 uses could generate a total GVA of approximately £166.1m per annum.
 - the GVA for Dearne Towns is approximately £143.0m per annum. In respect of Barnsley MBC, the equivalent value is £210.5m per annum, and for South Yorkshire it is £271.4m.
 - it is estimated that the Proposed Development could generate approximately £3.7 to £4.0m per annum in business rates.
 - local construction and operational skills and training initiatives.
- The economic analysis brings into sharp focus the need to ensure a sufficient supply of strategically located sites of sufficient size to accommodate industrial and logistics demand within the South Yorkshire region. The application site is well-placed to respond to this demand in line with Paragraph 83 of the NPPF.
- We have demonstrated significant biodiversity enhancements with the ability of the scheme to meet the required 10% net increase through habitat creation schemes.
- The provision of a comprehensive landscaping strategy to enhance greenspaces within the site.
- The proposal includes a range of measures to deliver a highly sustainable buildings that would go significantly beyond current Building Regulation standards and achieve BREEAM Excellent. This would also include the provision of on site zero carbon renewable sources.
- The promotion of sustainable transport links, with use of the existing and improved footpaths and cycle ways to foster strong and safe connections to Goldthorpe and the local area.

The application includes an Environmental Statement that responds to the Council's Scoping Opinion. This overall judgement demonstrates that following the incorporation of a comprehensive package of mitigation measures, it is not expected that this development would have a significant residual adverse impact on the surrounding landscape, highway safety, air quality, noise, residential amenity or other environmental considerations. Therefore, the perceived harm arising from the development will be minor in nature which can, where necessary, be mitigated and managed through the design of the proposal, a package of S106 measures and reasonably worded planning conditions. Furthermore, the planning benefits of the scheme would significantly outweigh any minor level of harm.

It is relevant in the context of the NPPF to consider whether the overall development proposed can be described as 'sustainable' for the purposes of policy. The three objectives of sustainable development have been assessed and in the applicant's view it can be described as a sustainable form of development that would benefit from the presumption in favour of such development set out in paragraph 8 of the NPPF.

In conclusion, the proposal would be in accordance with the key policy objectives and vision found within the Development Plan as it would support the enhancement of employment provision in Barnsley and South Yorkshire more widely. It would provide good quality job opportunities which would add to the quality of life for the residents of local community.

In view of the above, we consider the application provides the right type of economic development in the right place on the right site and delivers important social, economic and environmental benefits. It can therefore be described as sustainable development which should benefit from the presumption in favour of such development in accordance with the Local Plan and should be approved without delay.

Based on the above information we consider the application can be validated. Should you wish to discuss the planning application further, please do not hesitate to contact me.

Yours faithfully



JAMES HOBSON
MANAGING DIRECTOR
JEH Planning Ltd.