

# 1 INTRODUCTION

- 1.1 Equites Newlands (Goldthorpe) Ltd (the 'Applicant') is applying for hybrid planning permission for employment development and associated infrastructure on land South of Dearne Valley Parkway at Bolton upon Dearne/Goldthorpe (the 'Site', see Figure 1.1). The outline element of the application is for up to 204,000 square metres (sqm) Gross Internal Area (GIA) of Storage and Distribution (Use Class B8) and General Employment (Use Class B2) space, with ancillary offices. The full application element is for engineering infrastructure works comprising access roads, earthworks to create the proposed development platforms/bunding, drainage works, flood compensation area and strategic landscaping. The outline application and the full application collectively form 'the Development' as assessed in this Environmental Statement (ES).
- 1.2 The Site is located within the administrative area of Barnsley Metropolitan Borough Council (BMBC) and extends to 85.31 hectares (ha). A full description of the Site and Development is provided in Chapter 3 (Site and Development Description) of this ES.

## Requirement for EIA

- 1.3 Environmental Impact Assessment (EIA) is a process by which development proposals deemed likely to have significant environmental effects are appraised. EIA is a means of drawing together, in a systematic way, an assessment of a development's significant effects (beneficial and adverse). This helps to ensure that the importance of the predicted effects, and the scope for reducing them, are properly understood before a decision is made. Information on the likely significant effects of the Development has been gathered and is presented in this document, the ES. The ES will inform the decision-maker (in this case BMBC) of the effects of the Development both during construction and on completion, and proposes mitigation measures to prevent, reduce or offset any significant adverse effects on the environment.
- 1.4 The Development falls within Schedule 2 10, (a) 'Industrial Estate Development Projects' of the *Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017*, as amended (the 'EIA Regulations'). At 85.31 ha, the Development exceeds the relevant 5ha threshold.
- 1.5 Given the scale of the Development, the Applicant did not submit a request for a Screening Opinion but proceeded to the preparation of an ES, as it was considered that the Development had the potential to result in significant environmental effects. Accordingly, the Applicant has submitted this ES, informed through the EIA Scoping process (see Chapter 2 for further details), in support of the planning application.

## Organisation of the Environmental Statement

- 1.6 Regulation 18 of the EIA Regulations sets out the information an ES should include. Table 1.1 below shows where the Regulation 18 information has been provided in this ES. Appendix 1.1 sets out where the information required by Schedule 4 has been provided in this ES.

**Table 1.1: Location of Information Required by Regulation 18 of the EIA Regulations**

| Specified Information  |  | Location within ES       |
|--|--|--------------------------|
| <b>Reg 18 (3) An environmental statement is a statement which includes at least—</b> |  |                          |
| (a)  | a description of the proposed development comprising information on the site, design, size and other relevant features of the development; | Chapter 3.               |
| (b)  | a description of the likely significant effects of the proposed development on the environment;  | Technical Chapters 6-15. |

| Specified Information   |   | Location within ES   |
|---|---|--|
| (c)   | a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment  | Chapter 3, Chapter 5 and Technical Chapters 6-15.  |
| (d)   | a description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment;               | Chapter 4.   |
| (e)   | a non-technical summary of the information referred to in subparagraphs (a) to (d);   | Standalone Non-Technical Summary (NTS).  |
| (f)   | any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected  | Chapter 3 and Technical Chapters 6-15.   |
| <b>Reg 18 (4) An environmental statement must—</b>  |   |  |
| (a)   | where a scoping opinion or direction has been issued in accordance with regulation 15 or 16, be based on the most recent scoping opinion or direction issued (so far as the proposed development remains materially the same as the proposed development which was subject to that opinion or direction); | Further information is provided in Chapter 2.  |
| (b)   | include the information reasonably required for reaching a reasoned conclusion on the significant effects of the development on the environment, taking into account current knowledge and methods of assessment; and   | Technical Chapters 6-15.   |
| (c)   | be prepared, taking into account the results of any relevant UK environmental assessment, which are reasonably available to the person preparing the environmental statement, with a view to avoiding duplication of assessment.  | No other environmental assessments derived from UK (or European) law have been prepared to accompany this application. |
| <b>Reg 18 (5) In order to ensure the completeness and quality of the environmental statement—</b> |   |  |
| (a)   | the developer must ensure that the environmental statement is prepared by competent experts;  | Each of contributors to the ES has set out their credentials and can be seen in Appendix 1.2 Statement of Expertise    |
| (b)   | the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.   | Appendix 1.2 Statement of Expertise  |

## ES Structure

- 1.7 This ES comprises 16 Chapters and is supported by figures (located at the back of each chapter within Volume 1) and technical appendices (within a separate Volume 2). A NTS of the full ES is provided as a standalone document. Table 1.1 sets out the structure of the ES.

**Table 1.2: ES Structure**

| Chapter No.                                       | Chapter Title | Description  |
|---|---------------|--|
| <b>Volume 1 - Chapters and supporting figures</b> |               |  |
| 1   | Introduction  | Introduction to the ES, EIA requirements, details of project team, ES organisation and availability. |

| Chapter No.         | Chapter Title                          | Description   |
|---------------------|--|---|
| 2                   | EIA Methodology                        | Methods used to prepare each chapter, description of ES structure and content, generic significance criteria, scoping and consultation. |
| 3                   | Site and Development Description       | Site description and details of the Development.<br>Summary of effects with respect to climate change, energy and sustainability.       |
| 4                   | Alternatives and Design Evolution      | Outline of the alternatives considered by the Applicant.  |
| 5                   | Construction Methodology and Phasing   | Details of anticipated phasing of the Development and construction methodology.   |
| 6                   | Socio-Economics                        | Assessment of the effects of the Development with respect to Socio-Economic considerations.   |
| 7                   | Cultural Heritage                      | Assessment of the effects of the Development with respect to Cultural Heritage (built heritage and archaeology).                        |
| 8                   | Landscape Character and Visual Amenity | Assessment of the effects of the Development with respect to Landscape Character and Visual Amenity.                                    |
| 9                   | Biodiversity                           | Assessment of the effects of the Development with respect to Biodiversity.  |
| 10                  | Water Resources and Flood Risk         | Assessment of the effects of the Development with respect to Water Resources and Flood Risk.  |
| 11                  | Soils and Agricultural Land            | Assessment of the effects of the Development with respect to Soils and Agricultural Land.   |
| 12                  | Noise and Vibration                    | Assessment of the effects of the Development with respect to Noise.   |
| 13                  | Transport and Access                   | Assessment of the effects of the Development with respect to Transport and Access.  |
| 14                  | Air Quality                            | Assessment of the effects of the Development with respect to Air Quality.   |
| 15                  | Climate Change                         | Assessment of the effects of the Development with respect to Climate Change.  |
| 16                  | Summary and Residual Effects           | Summary of the residual effects within the ES.  |
| Standalone Document | Non-Technical Summary                  | Summary of the ES in non-technical language.  |
| Volume 2            | Technical Appendices                   | Technical data and reports to support the chapters in Volume 1.   |

## Project Team

- 1.8 The ES has been coordinated by Stantec on behalf of the Applicant and presents the results of technical studies carried out in conjunction with a number of specialist consultants appointed by the Applicant. The project team is listed in Table 1.3 along with their respective disciplines and contributions to the ES. A 'Statement of Expertise' as required by Regulation 18 (5)(b) of the EIA Regulations 2017 is provided in Appendix 1.2.

**Table 1.3 Project Team**

| Organisation                         | Expertise  |
|--------------------------------------|--|
| Equites Newlands (Goldthorpe) Ltd    | The Applicant  |
| JEH Planning Ltd                     | Planning   |
| Stantec                              | EIA Project Management, Socio-Economics and Climate Change |
| RPS Consulting                       | Cultural Heritage  |
| FPCR Environmental Health and Design | Landscape Character and Visual Amenity, and Biodiversity   |

| Organisation    | Expertise                           |
|-----------------|-------------------------------------|
| Hydrock         | Water Resources and Flood Risk      |
| LRA             | Soils and Agricultural Land         |
| Vanguardia      | Noise and Vibration and Air Quality |
| Fore Consulting | Transport and Access                |

## Other Documents

1.9 A number of other documents have been submitted to BMBC that sit outside the ES in support of the planning application. These include:

- Planning Statement (JEH Planning);
- Statement of Community Involvement (Cavendish);
- Design and Access Statement (UMC Architects);
- Construction Phase Social Value Framework (the Applicant/Fusion 21);
- Overview Utilities Statement (Utilities Connection);
- Lighting Impact Assessment (Design for Lighting Ltd);
- Draft S106 Heads of Terms (JEH Planning / the Applicant);
- Geo-Environmental Survey, including Phase 1 Ground Investigation Survey (Hydrock);
- Coal Mining Risk Assessment (Applied Geology);
- Geo-Physical Survey (Hydrock);
- Construction Environmental Management Plan Framework (Peter Goddard and Sons);
- Waste Strategy Framework (Peter Goddard and Sons);
- Land Requirement, Labour Supply and Economic Benefits Report;
- Framework Travel Plan (FORE Consulting);
- Health Impact Assessment (Stantec);
- Labour Supply Report (Stantec);
- Arboricultural Statement (FCPR).

## Environmental Statement Availability

- 1.10 Comments on the planning application can either be made via BMBC's website or can be forwarded to the Planning Department at the following address:

Planning Development Management  
Barnsley Metropolitan Borough Council  
PO Box 634  
Barnsley  
S70 9GG

Tel: 01226 772595  
Email: [developmentmanagement@barnsley.gov.uk](mailto:developmentmanagement@barnsley.gov.uk)  
Website: <https://wwwapplications.barnsley.gov.uk/planningexplorermvc>

- 1.11 The ES may be purchased in volumes, the costs for which are set out below:

- Non-Technical Summary (NTS) - £15
- Volume 1: ES Main Text & Figures - £250
- Volume 2: ES Appendices - £650
- Full copy (Volumes 1 and 2 with NTS) of the ES on a data stick - £15

- 1.12 For copies of any of the above please contact the Environmental Planning team at Stantec:

7 Soho Square  
London  
W1D 3QB

Tel: 020 7446 6888

Email: [IEPEnquiries@Stantec.com](mailto:IEPEnquiries@Stantec.com)

## REFERENCES

---

<sup>i</sup> *Town and Country Planning (Environmental Impact Assessment) Regulations 2017*, (SI 571 as amended by 2018/695).