



## Planning Statement

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Land at Station Road, Wombwell, Barnsley, S73 0BS

Hartwood Estates Limited

SHF.1122.009.PLR.001.A – Planning Statement



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## Change of Use for Open Storage at Land at Station Road, Wombwell, Barnsley, S73 0BS

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## 1.0 Introduction

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### 1.1 Overview

- 1.1.1 Enzygo Ltd has been instructed by Hartwood Estates Limited to submit a planning application for the change of use of land at Station Road, Wombwell, Barnsley to develop a site for B8 – Storage and distribution for open-air storage.
- 1.1.2 The proposed site is roughly triangular in shape and extends to c. 3.6 hectares. To the south of the site is Station Road (B6096). East of the site are the backs of the long gardens of the residences on Stonyford Road (also B6096). Adjacent the northern boundary of the site is the River Dove. The northern section of the west boundary abuts woodland, with the majority of the western boundary following the Bulling Dike. The existing access to the site is into the north-western part of the site on to Valley Road and the industrial estate adjacent the site.
- 1.1.3 The proposed site was historically utilised for employment/industrial use and is presently vacant, previously developed land. The site is not secure and is currently subject to anti-social behaviour.
- 1.1.4 The site is located in the north-east of Wombwell, is well related to the settlement, and is identified in the Local Plan policies map as part of the urban fabric of Wombwell.
- 1.1.5 The proposed use of the land for open storage would make effective use of a currently vacant previously developed industrial site, and in doing so would generate employment opportunities, secure biodiversity benefits, as well as secure the site against anti-social behaviour.

### 1.2 Application Submission

- 1.2.1 In accordance with statutory and local information requirements the following supporting material is submitted to enable a full assessment of the proposals to be undertaken:
- Application Form and Certificates;
  - Drawing Package:
    - Site Location Plan (1:1250@A3)
    - Layout Plan as Existing (1:500@A2)
    - Layout Plan as Proposed (1:500@A2)
    - Planting Plan (1:500@A2)
  - Planning Statement (this document);
  - Preliminary Ecological Appraisal (Feb. 2019, ref: CRM.1122.005.EC.R.001 – PEA)
  - Preliminary Ecological Appraisal Update (Nov. 2022, ref: SHF.1122.009.EC.R.001 – PEA)
  - Arboricultural Report (October 2019, Wharnccliffe Trees and Woodland Consultancy)
  - Flood Risk Assessment (Nov. 2022, ref: SHF.1122.009.HY.R.001.A)
  - Phase 1 Geo-Environmental Report (Jan 2018, ref: CRM.1122.005.GE.R001);

## 2.0 Site Location and Description

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### 2.1 Introduction

- 2.1.1 The site, Land at Station Road, is located at postal code S73 0BS, grid reference X: 440491 Y: 403644 (see Figure 1). The proposed site is approximately 1km northeast of Wombwell town.
- 2.1.2 The site lies to the north of Station Road which is fronted by a patchwork of industrial and residential uses. The River Dove conveys flow along the northern site boundary, beyond which is an area of woodland. The Station Road Industrial Estate lies to the west of the site, consisting of numerous industrial units such as Safestyle UK Glass Processing and Europa Truck Parts.

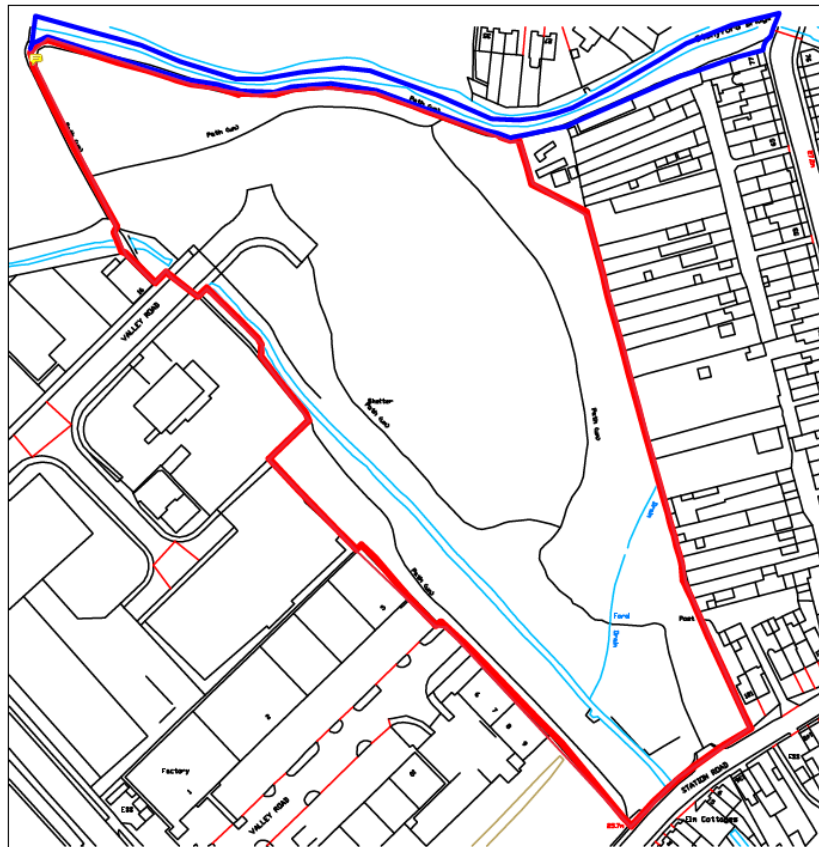


Figure 1: Extract of Site Location Plan

## 2.2 Planning History

2.2.1 The relevant planning history is set out below:

- **2019/1414** – Residential development for up to 111 dwellings (Outline with all matters reserved apart from the site access). Land at Station Road, Wombwell, Barnsley, S73 OBS. Decision: Refused (15/04/2020).
- **2010/0381** – Residential development and erection of 6,000 sq. ft two storey office building (Outline). Land off Station Road, Wombwell, Barnsley, South Yorkshire, S73 OBN. Decision: Application Withdrawn.
- **2010/0396** – Variation of condition 7 of previous application 2005/2017 granted on appeal ref APP/R4408/06/2028445. Low Valley/Valley Road Industrial Estate, Station Road, Wombwell, Barnsley, S73 OBN. Decision: Application Withdrawn.
- **2010/0310** – Residential development of 137 dwellings and erection of 6,000 sq. ft two storey office building (reserved matters of 2005/2017). Land Off Station Road, Wombwell, Barnsley, South Yorkshire, S73 OBN. Decision: Application Withdrawn.
- **2005/2017** – Residential development and erection of 6,000 sq. ft two storey office building (Outline). Decision: Refused (19/09/2006). Granted at appeal APP/R4408/06/2026445.
- **B/90/1044/WW** – Installation of window on north-east elevation and re-siting of offices. Off Valley Road, Station Road, Ind. Estate. Decision: Unknown (23/07/1990).
- **B/89/72/WW** – Erection of factory and industrial unit. Station Rd. Ind. Estate Wombwell C. Erection of factory and industrial unit. Decision: Unknown (21.08.1989).
- **B/80/1413/WW** – Layout of road and sewers, Phase III. Station Road Industrial Estate, Wombwell C. Decision: Unknown (11/08/1980).
- **B/77/3313/WW** – Layout of access road and sewers to serve Phase I of the industrial Estate. Station Road, Wombwell Industrial Estate, Wombwell C. Decision: Unknown (12/01/1978).

2.2.2 Outline permission for 137 dwellings and 6,000 square feet of office space was refused at application (2005/2017), and subsequently allowed at appeal (APP/R4408/06/2028445). A reserved matters application (2010/0310) was submitted but never determined. Barnsley Metropolitan Borough Council consider that the reserved matters application can no longer be considered to be a live application.

## 2.3 Current use of the site

2.3.1 The site is currently vacant. The former use of the site is apparent by the access and signage which are disused but remain in place, as well as sections of sealed road and hardstanding that remain (see photographs of the site below). Piles of gravel/spoil are located within the central part of the site (see Figure , Figure , and Figure ).

2.3.2 Additionally, a review of historic land uses on the application site has been undertaken using Google Earth. The below aerial image of the site illustrates that the site has previously been developed. An Industrial unit, including parking areas and internal roads were historically located

on the application site. The industrial unit and areas of car parking (as depicted below) are no longer present



**Figure 2: Aerial Image of the site from 2002 (Google Earth)**

2.3.3 As the site has been vacant for a considerable period of time and the site is difficult to keep secure, the site has been subject to anti-social behaviour. This is shown in the figures 3 – 8 below. A new use is urgently required to secure the site and make use of a sustainable location within the built form of Wombwell.



**Figure 3: View of access on to Valley Road, looking south-west**



**Figure 4: View of site from Valley Road access, looking north-east**



**Figure 5: View of site from north-west corner, looking south-west**



**Figure 6: View of site from north-east corner, looking south**



**Figure 7: View of site from mid-way along eastern boundary, looking west**



**Figure 8: View from middle of the site, looking north-west**

## 2.4 Site Considerations

### Flood Risk

- 2.4.1 The majority of the site is located in Flood Zone 2, with a ‘medium’ probability of flooding. The south-western part of the site and areas in the central-western extent are located within Flood Zone 1; which is land at ‘low’ risk of flooding (Figure 9).
- 2.4.2 A Flood Risk Assessment (FRA) accompanies this application which assesses the risk of flooding to the proposed development. The FRA demonstrates that the future users of the development will remain safe throughout its lifetime and that the development would not increase flood risk off-site. A summary of the FRA is provided within section five of this Planning Statement.

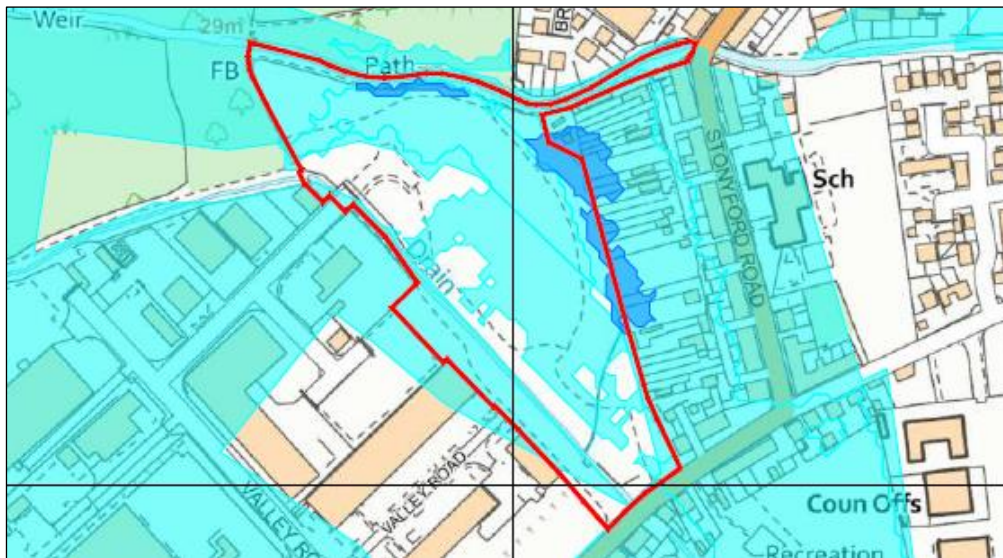


Figure 9: Environment Agency Flood Zones

### Landscape Designations

- 2.4.3 The Barnsley Local Plan Policies Map shows that several designations are relevant to the site and its surroundings (see Figure 10 – site boundary overlay is approximate).

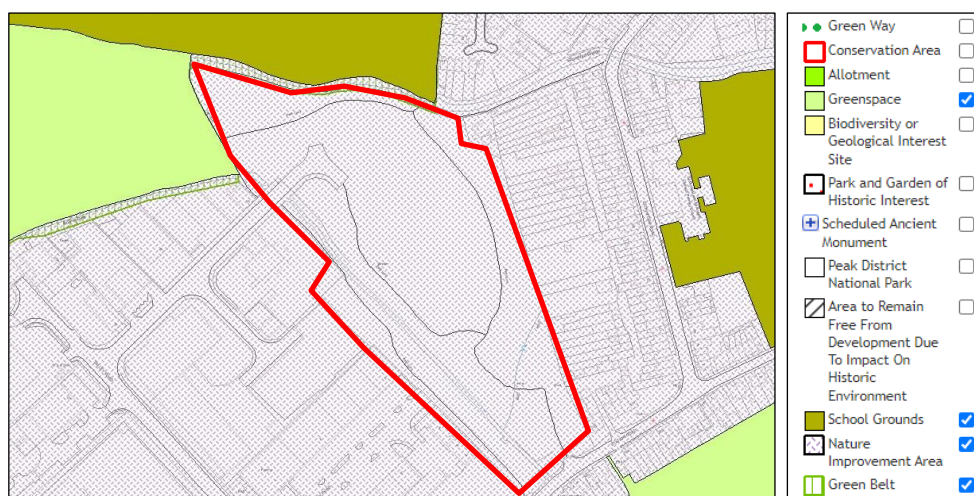
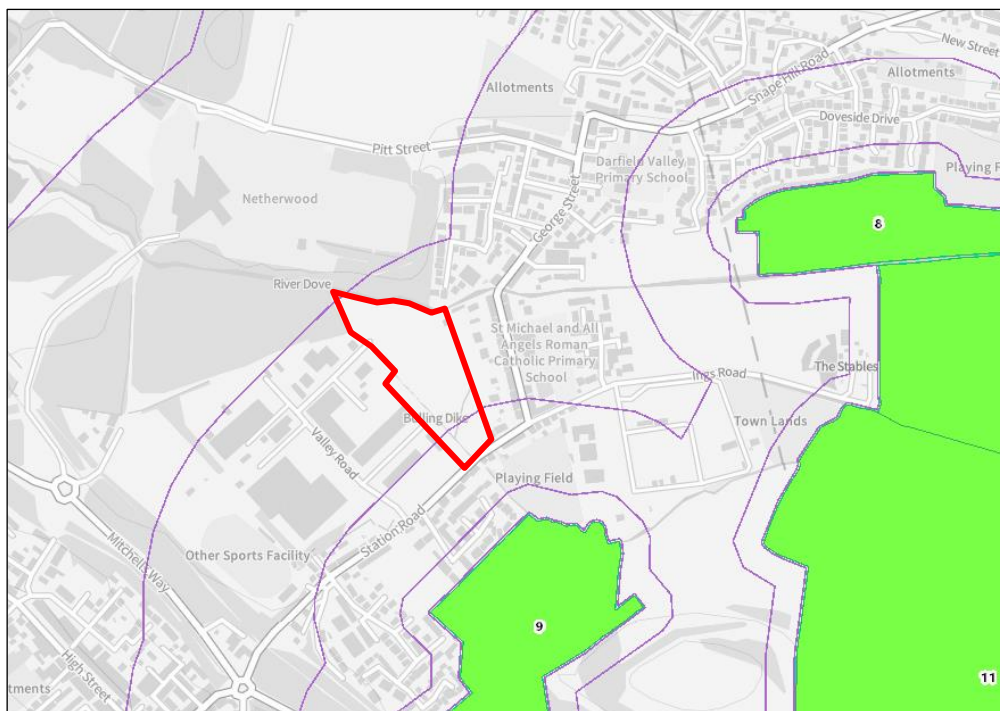


Figure 10: Extract of Barnsley Local Plan Policies Map (And Key)

- 2.4.4 The site is located within the *Nature Improvement Area: Dearne Valley Green Heart* which aims to improve biodiversity at a landscape scale. The applicant has taken the opportunity to provide a landscape plan submitted in support of the application showing generous new soft landscaping and so deliver a significant net gain in biodiversity. This landscape led approach improves the site and meets the policy aspirations of the Dearne Valley Green Heart.
- 2.4.5 The site is not subject to any national landscape designations.
- 2.4.6 Adjacent to the site to the north are designated areas of Greenspace and school grounds.

### Environmental Designations

- 2.4.7 A search of Magic Map (DEFRA) shows that whilst the site itself is not subject to environmental designations, Dearne Valley Wetlands SSSI is c. 140m from the nearest part of the site (see Figure 11 – site boundary overlay is approximate).



**Figure 11: Extract of Magic Map: Land Based Designations (Statutory)**

### Heritage

There are no heritage assets within the site. There are four Grade II Listed Buildings within a 1km buffer (see Figure 12). Due to the separation distance to the heritage assets, there will be no impact from the proposed development.

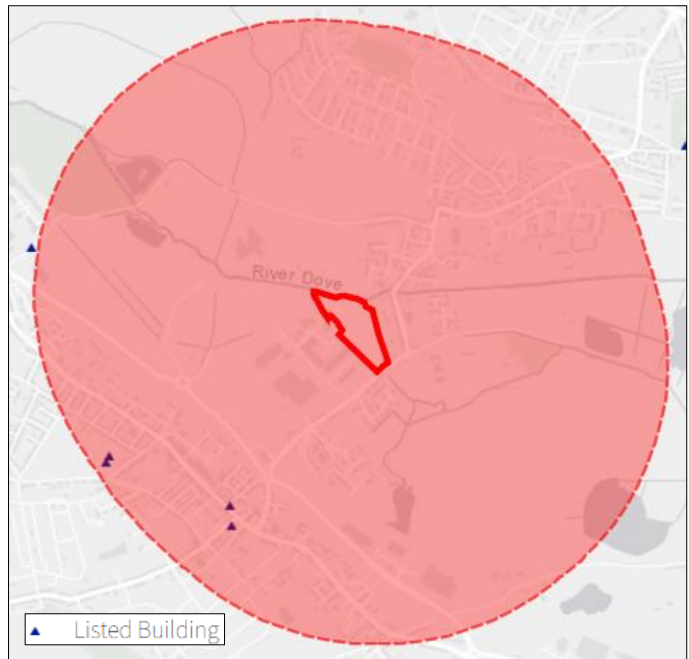


Figure 12: Historic England Mapping

Public Rights of Way

2.4.8 The site is bounded by public rights of way (footpaths) along its northern and western boundaries (see Figure 13). The proposed development does not seek to alter, close, or extinguish any public rights of way. In fact, through the generous soft landscaping plan proposed an improvement to the footpath corridors and environment for users of the network will be delivered.

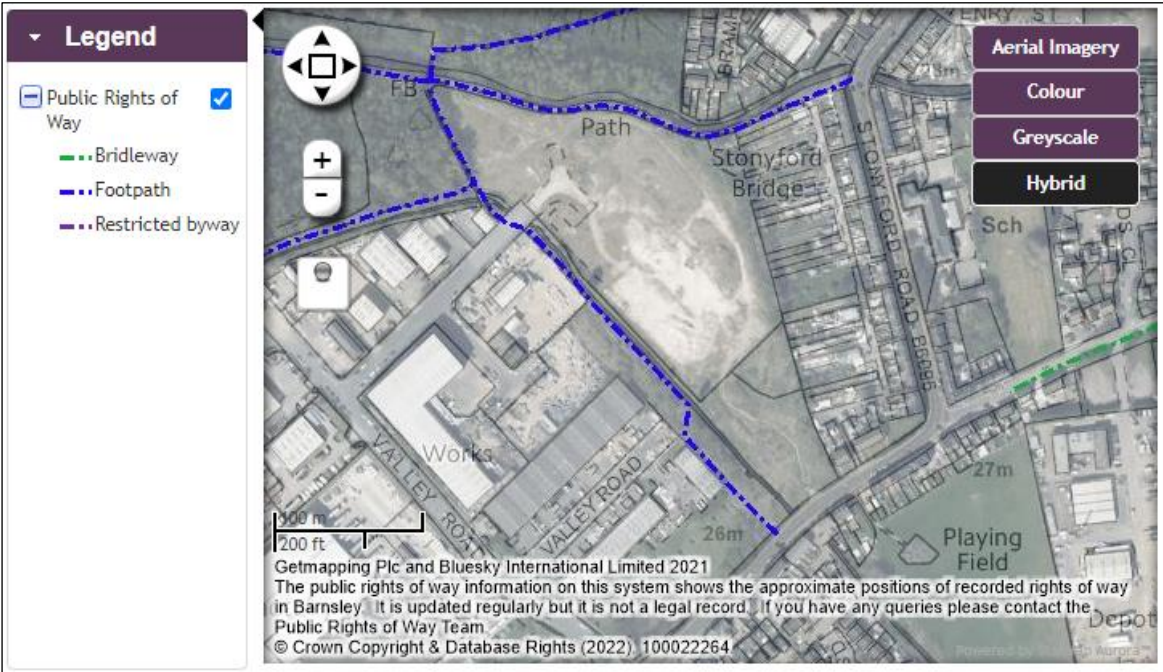


Figure 13: Barnsley Metropolitan Borough Council Public Rights of Way Map

## 3.0 Proposed Development

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### 3.1 Introduction

- 3.1.1 The proposed development is for the change of use of previously developed land to a B8 – Storage and distribution use. The proposed storage will be open-air with no buildings proposed just boundary fencing to subdivide the plots into separate yards, and ensure the site is secure.
- 3.1.2 Access to the site will be gained via the existing access from Valley Road, through the existing industrial estate. This is the same access as historically used when a factory was operating.
- 3.1.3 The site will be configured so as to allow for 6 no. 0.4ha / 1 acre storage yards, these will be accessed via an internal road.
- 3.1.4 The hard standing finishes will be as follows:
- Internal road to be a sealed surface
  - Storage yards to be surfaced with fine lined gravel, which is a permeable surface.
- 3.1.5 Boundary treatments will be as follows:
- External fencing: 2.4m high 'W' mesh palisade security fencing
  - Internal fencing: 2.4m high palisade fencing
- 3.1.6 Parking will be provided within each of the yards.
- 3.1.7 Additional planting is proposed as shown on the planting plan consisting of:
- Native hedgerow
  - Woodland mix planting
  - Wildflower meadow

## 4.0 Planning Policy

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### 4.1 Introduction

- 4.1.1 This section provides an overview of planning policy relevant to the proposed development at a national and local level. Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

### 4.2 National Planning Policy Framework (2021)

- 4.2.1 The National Planning Policy Framework, 2021 (NPPF), establishes a presumption in favour of sustainable development to enable sustainable development to be pursued in a positive way. Paragraph 8 of the NPPF states achieving sustainable development means that the planning system has three overarching objectives (economic, social, environmental), which are interdependent and need to be pursued in mutually supportive ways.
- 4.2.2 Paragraph 9 confirms that these objectives should be delivered through the preparation and implementation of plans and the application of policies in the NPPF, considering local circumstances to reflect the need and opportunities of each area.
- 4.2.3 Paragraph 11 confirms that plans and decisions should apply a presumption in favour of sustainable development and for decision taking this means: approving development proposals that accord with an up-to date development plan without delay (paragraph 11 c); or where there are no relevant development plan: policies or the policies which are most important for determining the application are out-of-date, granting permission (paragraph 11 d) unless:
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 4.2.4 In terms of determining planning applications, paragraph 38 sets out that local planning authorities should approach decisions in a positive and creative way. This paragraph also states that local planning authorities should work proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area, whilst seeking to approve applications for sustainable development where possible.
- 4.2.5 Paragraph 83 states that ‘Planning policies should recognise and address the specific locational requirements of different sectors.’ This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.’
- 4.2.6 Annex 3 identifies ‘storage and distribution’ as ‘less vulnerable’ development in regard to flood risk vulnerability.

### 4.3 Planning Practice Guidance

4.3.1 Planning Practice Guidance (PPG) was published online in March 2014 and has been periodically revised. The PPG advises that:

*“The National Planning Policy Framework represents up-to-date Government planning policy and must be taken into account where it is relevant to a planning application or appeal. If decision takers choose not to follow the National Planning Policy Framework, clear and convincing reasons for doing so are needed. A development that is consistent with the National Planning Policy Framework does not remove the requirement to determine the application in accordance with the development plan unless there are other material considerations that indicate otherwise.”*

### 4.4 The Development Plan

4.4.1 The development plan for Barnsley Metropolitan Borough Council comprises the following documents relevant to the proposal:

- Barnsley Local Plan (Adopted January 2019); and
- Barnsley Local Plan Policies Map (Adopted January 2019)

#### Barnsley Local Plan (Adopted January 2019)

4.4.2 The Barnsley Local Plan (2019) sets out the key elements of the planning framework for Barnsley, and the approach to its long-term physical development to achieve the Council’s vision. It reflects the councils hopes and aims for the people who live, work, run businesses and enjoy leisure in Barnsley.

4.4.3 The site is within Policy Map 44 of the Adopted Local Plan (refer to Figure 14). The application site is shaded in grey which indicates that the site is within a ‘Settlement with no specific allocation.’

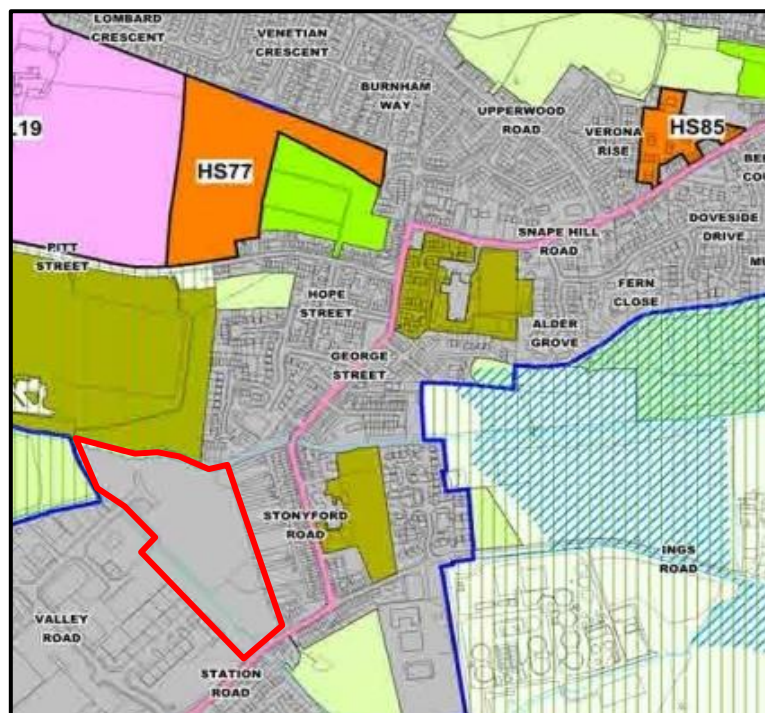


Figure 14: Policies Map 44 Extract – Site denoted by red line

4.4.4 In this section we set out policies from the Barnsley Local Plan in more detail and how they relate to the proposed development:

- Policy SD1 Presumption in Favour of Sustainable Development;
- Policy GD1 General Development;
- Policy LG2 The Location of Growth;
- Policy E3 Uses on Employment Land;
- Policy E4 Protecting Existing Employment Land;
- Policy T4 New Development and Transport Safety;
- Policy GS2 Green Ways and Public Rights of Way;
- Policy BIO1 Biodiversity and Geodiversity; and
- Policy CC3 Flood Risk

4.4.5 **Policy SD1 Presumption in Favour of Sustainable Development** - states *'when considering development proposals, we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.'*

4.4.6 **Policy GD1 General Development** – This policy is the starting point for making decisions on all proposals. It states *'proposals for development will be approved if:*

- *There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;*
- *They are compatible with neighbouring land and will not significantly prejudice the current or future uses of the neighbouring land;*
- *They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;*
- *They include landscaping to provide high quality setting for building, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;*
- *Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;*
- *Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;*
- *Any drains, culverts and other surface water bodies that may cross the site are considered;*
- *Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;*
- *Any pylons are considered in the layout; and*
- *Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.'*

4.4.7 **Policy LG2 The Location of Growth** - states *'priority will be given to development in the following locations:*

- *Urban Barnsley;*
- *Principal Towns of Cudworth, Wombwell, Hoyland, Goldthorpe (which includes Thurnscoe and Bolton upon Dearne), Penistone and Royston; and*
- *Villages.'*

4.4.8 **Policy E3 Uses on Employment Land** – Policy E3 applies to allocated employment sites shown on the Policies Map and will also be applied to areas currently in employment use, or where a previous employment use has now ceased. It states *'On allocated Employment Sites, or land currently or last used for employment purposes, we will allow the following uses:*

*3. Storage or distribution'*

4.4.9 A review of the historic land uses on the application site found that the site has been previously developed. An industrial unit, including parking areas and internal roads were historically located on the application site (refer to Figure 2).

4.4.10 **Policy E4 Protecting Existing Employment Land** - states that *'Land or premises currently or last used for employment purposes will be retained in order to safeguard existing or potential jobs. The development of employment land and premises for non-employment uses will only take place if:*

- *Development would not result in a significant loss of existing jobs or employment potential;*
- *There will be an adequate supply of employment land or premises in the locality; and*
- *The land or premises cannot satisfactorily support continued employment use.*

*If the above criteria can be satisfied then redevelopment will be allowed.'*

4.4.11 **Policy T4 New Development and Transport Safety** – This policy states that; *'...new development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.'*

4.4.12 The site will be accessed via the existing access point at Valley Road, which is part of the existing industrial estate and in turn, connects to Station Road which is identified on the Local Plan Policy Map (44) as a local strategic highway network. This access functions effectively and safely for the historic factory that was onsite, accordingly open storage would generate less trips and so the access arrangement is clearly appropriate for the intended use.

4.4.13 **Policy GS2 Green Ways and Public Rights of Way** – Policy GS2 relates to Green Ways and Public Rights of Way and notes that *'we will protect Green Ways and Public Rights of Way from development that may affect their character or function...where new development is close to a Green Way or Public Right of Way it may be required to...provide a link to the existing route; and/or...improve an existing route; and/or...contribute to a new route...in some cases, we will ask developers to make a financial contribution to meet these requirements in accordance with the Infrastructure and Planning Obligations Policy.'*

4.4.14 The proposed development does not seek to alter, close or extinguish any public rights of way within the vicinity of the site. Through a generous soft landscaping plan, the footpath corridors and environment will be improved for uses of the network. As a result, the proposed development accords with Policy GS2.

- 4.4.15 **Policy BIO1 Biodiversity and Geodiversity** – Policy BIO1 relates to biodiversity and geodiversity, this policy sets out how development will be expected to conserve and enhance the biodiversity and geological features of the Borough.
- 4.4.16 The Biodiversity of Barnsley is extensive due to its varied geology, topography, soils and climatic conditions. This policy states that *‘development which may harm a biodiversity or geological feature or habitat, including ancient woodland and aged or veteran trees found outside ancient woodland, will not be permitted unless effective mitigation and/or compensatory measures can be ensured.’*
- 4.4.17 A detailed soft landscaping planting plan will be submitted as part of this planning application. This considers the existing green and blue infrastructure of the site and successfully integrates these into the development in order to create habitat linkages and provide a net gain in biodiversity. Therefore, the proposed development is in accordance with Policy BIO1.
- 4.4.18 **Policy CC3 Flood Risk** - sets out the ways in which the extent and impact of flooding will be reduced. The policy states that *‘developers with proposals in Flood Zones 2 and 3’* are required to *‘provide evidence of the sequential test and exception test where appropriate’*. The policy also states a site-specific Flood Risk Assessment *‘for all proposals in Flood Zones 2 and 3’* is required.
- 4.4.19 A Flood Risk Assessment (FRA) is submitted as part of this planning application. The FRA demonstrates that the proposed development would be operated with minimal risk from flooding and would not increase flood risk elsewhere and therefore, is compliant with the requirements of national policy and guidance.
- 4.4.20 The report includes an assessment of the surface water drainage requirements of the Site and details the flood risk and how this could be managed and mitigated to allow the Site to be developed in support of the planning application. The FRA has demonstrated the following:
- The 3.80-hectare (ha) Site is comprised of a field with the foundations of a former commercial building with associated parking.
  - The Site generally slopes in a south easterly direction and is underlain by clayey soils and bedrock with low infiltration potential.
  - The River Dove conveys flow east along the northern boundary of the Site. Bulling Dike conveys flow south-east along the south-western boundary of the site.
  - The risk of flooding is assessed as follows:
    - The risk of fluvial flooding from Bulling Dike and the River Dove is medium for the eastern, southern, and central parts of the Site, with the north-western corner, the south-western part of the Site and small areas towards the centre at low risk.
    - The risk of surface water flooding for most of the Site is assessed as negligible. There are three small areas of ponding in the north of the Site at low risk and a surface water flow pathway along Bulling Dike at high risk.
    - The risk of sewer flooding is low.
    - The risk of flooding from all other sources is assessed as negligible.
  - Flood risk from identified sources can be mitigated to a negligible or low and acceptable level through the following approach:
    - Undertake maintenance activities to keep the watercourses clear from debris and overgrown vegetation to maintain the conveyance of the channels.

- Provide a 4m easement free from development along either side of the onsite/bounding land drains i.e., Bulling Dike and 8m easement from the Main River, i.e., River Dove. This easement would provide access for inspection and maintenance purposes, including vehicle access. o It is recommended that the number of highway crossings along the route of the land drain is kept to a minimum. Culvert crossings would need to be sized to convey the 1 in 100-year plus climate change event, with a freeboard allowance.
- Construction of the open space storage area would be using a gravelled surface to allow water to permeate into the proposed ground surface before discharging via throughflow to the River Dove or Bulling Dike.
- No below ground infrastructure. Lined gravel surfacing.
- Provide a development free easement (3m either side) of onsite public surface water sewer assets

4.4.21 The previous application on the site was for a residential use and was refused predominantly on flood risk issues. The applicant has therefore considered how a previously developed, sustainable site can find a new use. Open storage only is proposed with fine lined gravel, which is a permeable surface, where rainfall will permeate the gravel surface before travelling as through flow, through the underlying soils and geology before flows enter either the River Dove or Bulling Dike.

4.4.22 The above section demonstrates that the proposed open-storage development is consistent with the relevant policies within the Barnsley Local Plan (2019).

## 5.0 Assessment of Proposals

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### 5.1 B8 Employment use in Barnsley

#### Employment Land – Barnsley

- 5.1.1 The Local Plan sets out that *'In order to encourage economic restructuring...provision is made on the majority of sites for a range of employment creating uses. These will mainly be uses falling within Part B1, B2 or B8 of the Use Classes Order 1987.'*
- 5.1.2 Policy E3 of the Local Plan covers uses on employment land and states that *'Storage or distribution', which falls under use class B8, will be allowed by the Council on land last used for employment purposes.'* Therefore, the proposed development contributes to the encouragement of economic restructuring in the Barnsley Metropolitan Borough Council employment areas.
- 5.1.3 The Barnsley Employment Land Review (December 2016) states that *'the Borough's most noticeable deficiencies are in job density and workforce skills.'* It is stated that *'in order to address these deficiencies and realise the Council's economic growth and resident employment and prosperity aspirations, a significant number of new jobs and businesses will need to be created in the Borough.'*
- 5.1.4 Objective 1 of the Barnsley Local Plan is to *'Provide opportunities for the creation of new jobs and protection of existing jobs'*. The Council's Jobs and Growth Plan (2014 – 2017) set the target for the creation of 39,000 new jobs and 1,600 new businesses.
- 5.1.5 The Employment Land Review set out that 291.2 Ha of land should be allocated to accommodate the proportion of jobs and business growth within the B use classes. This was identified by the Council as realistically achievable within the Local Plan period, up to 2023.
- 5.1.6 The Employment Land Review also recognises that Barnsley has a very limited supply of employment land and therefore, *'it is essential that new employment land allocations are made in the Local Plan and until these new allocations are formalised, the Borough's existing employment land stock is safeguarded from non-economic development use.'*
- 5.1.7 This is further identified by Policy E4 of the Local Plan, which states *'land or premises currently or last used for employment purposes will be retained in order to safeguard existing or potential jobs.'*
- 5.1.8 The site was historically utilised for employment/industrial use although is now vacant. The proposed development will ensure the land remains in employment use through the development of open-air storage, and provide new job opportunities.

#### Demand for the end use

- 5.1.9 The Barnsley Local Plan (Adopted January 2019) states that *'Barnsley is under performing economically in comparison with South Yorkshire and the wider region, and its current economic structure makes it more vulnerable to the effects of global economic recession.'*
- 5.1.10 The site has been vacant for a considerable period. Local agents have been receiving enquiries from local businesses and there has been strong interest in the site for open storage. As the site is within an existing industrial estate with good road connections, it is considered that if planning permission is in place for open storage split into the 6 x 1 acre (0.4ha) yards the space will be quickly let and so generating employment opportunities. Simultaneously a derelict parcel of land

within Wombwell will be secure, stopping anti- social behaviour and so benefiting the local community.

## **5.2 Flood Risk and the proposed development**

5.2.1 A Flood Risk Assessment (FRA) and surface water drainage strategy has been prepared to support the proposed open storage development off Station Road, Wombwell. The FRA assess the risk of flooding to the proposed development and where possible provides sufficient mitigation to demonstrate that the future users of the development would remain safe throughout its lifetime, that the development would not increase flood risk on site and elsewhere and, where practicable, that the development would reduce flood risk overall.

5.2.2 The FRA demonstrated the following:

- The risk of fluvial flooding from Bulling Dike and the River Dove is medium for the eastern, southern, and central parts of the site, with the north-western corner, the south-western part of the site and small areas towards the centre, at low risk.
- The risk of surface water flooding for most of the site is assessed as negligible. There are three small areas of ponding in the north of the site at low risk. A surface water flow pathway along Bulling Dike, is at high risk.
- The risk of flooding from sewers is assessed as negligible for most of the site and low for the area in the south-western extent of the site downslope of the combined sewer.
- The risk of flooding from all other sources is assessed as negligible.

5.2.3 The proposed open storage use is classified as water compatible. Water compatible users are considered acceptable in terms of flood risk in Flood Zones 1,2 and 3. As such, the Sequential Test would be passed, and the Exception Test would not be required.

5.2.4 A surface water management strategy for the development is proposed to manage and reduce the flood risk posed by surface water runoff from the site.

5.2.5 The site is underlain by impermeable soils and bedrock. The current drainage arrangement within the site is predominantly by overland flow, following the topography towards the River Dove in the northern part of the site or Bulling Dike in the southern and western parts of the site. A small amount of infiltration to bedrock, and throughflow to watercourse is also likely.

5.2.6 The proposed development will be comprised of a gravelled surface used as a storage site, where rainfall will permeate the gravel surface before travelling as through flow, through the underlying soils and geology before flows enter either the River Doe or Bulling Dike. This would offer a betterment on existing conditions.

5.2.7 The FRA demonstrates that the proposed development would be operated with minimal risk from flooding, would not increase flood risk elsewhere and is compliant with the requirements of national planning policy and guidance. The development should not therefore be precluded on the grounds of flood risk and surface water drainage.

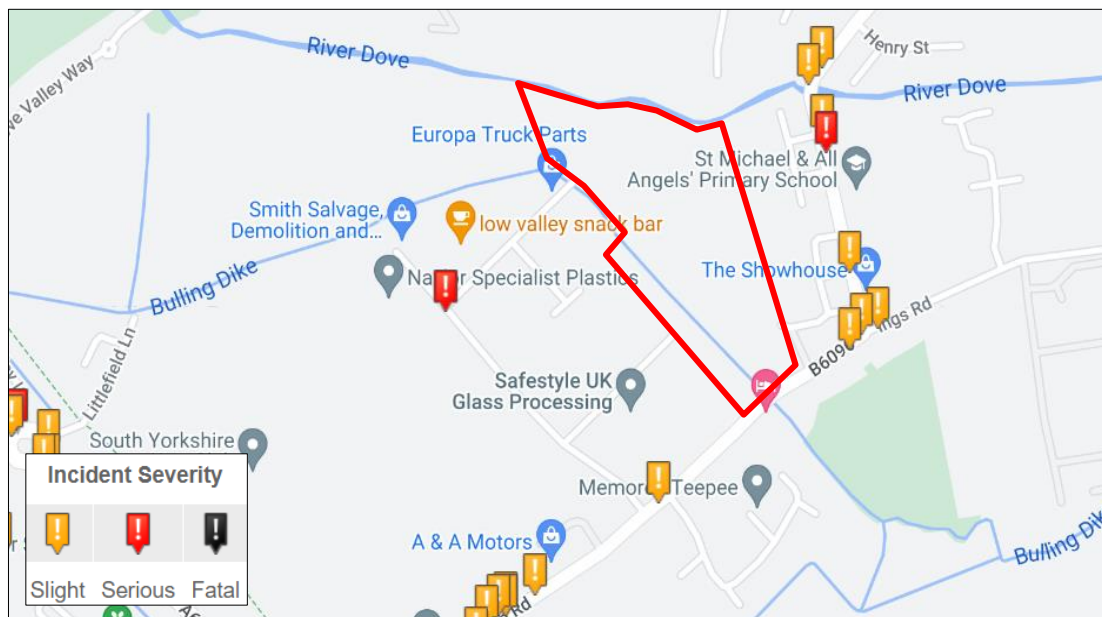
## **5.3 Ecological Considerations**

5.3.1 In October 2022 Enzygo Ltd was commissioned by Hartwood Estates Ltd to undertake an updated Preliminary Ecological Appraisal (PEA) of the site, in order to inform the proposal.

- 5.3.2 The report identifies ecological features and potential ecological impacts and effects. It recommends proportionate avoidance, mitigation and compensation strategies, followed by enhancements.
- 5.3.3 The site is located within the Dearne Valley Green Heart Nature Improvement Area (NIA), relating to the Biodiversity and Geodiversity SDP which supplements the Barnsley Local Plan in relation to biodiversity-related local policy. Developments proposed within the NIA are expected to provide specific biodiversity enhancement measures over and above the minimum mitigation and compensation measures. Therefore, the final site design will be produced in accordance with the SPD and NIA. It will include the retention, protection and enhancement of exiting features of value, and incorporation of a range of suitable further biodiversity enhancements.
- 5.3.4 Woodland to the north and north-east of the site likely represents Lowland Mixed Deciduous Woodland HPI. Trees and scrub along the eastern boundary provide significant green infrastructure and wildlife corridor function. These will be incorporated into the site design and appropriate protection measures (e.g., fencing around root protection areas) will be implemented. A sensitive lighting scheme will be incorporated in order to avoid the degradation of the existing green infrastructure resources.
- 5.3.5 The River Doe and Bulling Dike provide significant aquatic and blue infrastructure functions and are connected to Local Wildlife Sites to the south and south-east. They provide suitable habitats for Otter, Water Vole, White-clawed Crayfish and Kingfisher. The site layout design will retain and protect these habitats. Appropriate undeveloped protective buffers are recommended.
- 5.3.6 The report identified that the site provides a suitable foraging and commuting habitat for Bats, which should be retained and protected through an implemented sensitive lighting scheme and a further activity survey if it is found that impacts to these habitats cannot be protected.
- 5.3.7 The site provides a suitable habitat for Badgers although no field signs were detected, an updated check of the site and immediate surroundings may be required to ensure Badger have not colonised prior to the commencement of development.
- 5.3.8 Habitats providing nesting potential are present across the site. The PEA report identifies the need for a clearance outside of the nesting period or Ecological Clerk of Works (ECoW) to conduct a nesting bird check prior to clearance.
- 5.3.9 Habitats across the site are suitable for Reptiles and notable species. The habitats should be cleared in a sensitive manner under the direct supervision of an ECoW.
- 5.3.10 Invasive Flora has been identified on the site. Cotoneaster species is present and there is an identified risk of Indian Balsam presence. The species will be removed from the site during preparation for development.
- 5.3.11 The development presents opportunities for biodiversity enhancement, which are clearly taken with the robust soft landscaping plan proposing an overall 'net gain' will be provided in accordance with national and local planning policies through providing enhanced opportunities for nesting birds, roosting bats, and landscape planting, in addition to contributing to the Dearne Valley Green Heart Nature Improvement Area.
- 5.3.12 The PEA has confirmed that the proposed scheme provides an opportunity to incorporate appropriate measures to mitigate any potential impacts to ecological features and to demonstrate a 'biodiversity net gain' in accordance with the NPPF and Barnsley's Local Planning Policy. Assuming a sensitive final site layout is confirmed, no significant residual impact can be expected which would prevent a positive determination of the planning application in ecological terms.

## 5.4 Highways considerations

- 5.4.1 The development will use the existing site access, taken off Valley Road, into the western boundary of the site through the existing industrial estate. Valley Road is provisioned with footways and streetlights, and in turn links to Station Road, south of the site. This access has previously been used safely for the now demolished industrial unit on the site.
- 5.4.2 For the previously refused residential application (Ref (2019/1414) for 111 dwellings the Highways Authority had no objection in that the number of trips generated by the development will have a very limited effect on the highway network.
- 5.4.3 The proposed development will use the existing site access off Valley Road, which is provisioned with footways and streetlights, and in turn links to Station Road, south of the site.



**Figure 15: Site access shown by red line (extract Crashmap.co.uk)**

- 5.4.4 In respect of the existing site access, having reviewed Crashmap (refer to Figure 15), there were no recorded traffic incidents at the site's access in the past 10 year period (2012-2022). Within the wider site the following have been recorded:
- 3 Slight accidents on Ings Road approx. 300m southeast of the proposed site access;
  - 2 Slight accidents on Stonyford Road (east of the site);
  - 1 Serious accident on Stonyford Road (east of the site); and
  - 1 Serious accident on Valley Road (approx. 160m west of the proposed site access).
- 5.4.5 The site has good access to public transport reflecting its sustainable location and is accessible by foot and bicycle. The site is accessible by the Number 27 bus service, with bus stops less than 200m from the site located on Station Road and Stonyford Road. This bus route serves local areas including Wombwell, Grimethorpe, Brierley, Cudworth and Thurnscoe.
- 5.4.6 The site already benefits from opportunities for access via sustainable modes of transport including on foot and by public transport.

- 5.4.7 As the existing site access functions safely, it is not anticipated that the proposal will result in a significant increase in transport movements and the application is in accordance with Policy T4.

## **5.5 Securing the site against antisocial behaviour**

- 5.5.1 Finding a suitable use for the site is required. Open Storage addresses the flood risk constraints of the site within an existing industrial estate with good access arrangements. As often occurs, vacant parcels of land within a settlement can often suffer from antisocial behaviour which is occurring at the application site.
- 5.5.2 By delivering open storage on the site the site will be secured by boundary fencing and will also have an active use. This will be to the benefit to the residents of Wombwell.

## 6.0 Conclusion

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- 6.1.1 Enzygo Ltd has prepared this Planning Statement on behalf of the applicant, Hartwood Estates Limited, in support of a planning application for the proposed change of use of a previously developed site to create B8 – Storage and distribution for open-air storage.
- 6.1.2 The development would result in clear economic, environmental and social benefits and so clearly demonstrates sustainable development.
- 6.1.3 In terms of economic objectives, the site will utilise an existing land parcel within an existing industrial estate which was previously in employment use. The proposed development will provide a flexible storage space for local businesses and therefore will contribute to job creation in the borough.
- 6.1.4 In terms of environmental objectives, the proposed development will deliver a generous soft landscaping plan, which will incorporate local species and result in a biodiversity net gain. The existing green and blue infrastructure have been incorporated into the planting plan in order to create habitat linkages.
- 6.1.5 Regarding social objectives, the proposed development will ensure the vacant site has an active use. This will lead to visual improvements of the area and will improve the experience of local footpath users and residents of Wombwell. The proposal will also discourage antisocial behaviour and will improve the visual appearance of the area, which would benefit local residents.
- 6.1.6 Weighing all of the above factors into the planning balance and having regard to the advice in the NPPF as a whole, the Barnsley Local Plan (2019), and in applying Paragraph 14 of the NPPF, it is considered that the proposal constitutes a sustainable form of development. As such, it is respectively requested that the application be granted.



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