

6. Retail Assessment

- 6.1. Within this section we consider the potential benefits and impacts of the proposed retail units when set against the latest criteria in Paragraph 26 of the NPPF (2012), NPPG (2014) and Core Strategy policy CSP31.
- 6.2. Whilst the NPPF has significantly reduced the national policy criteria by which the application proposals must be considered against, this section still considers the potential impacts of the development, in order to demonstrate the many positive benefits the introduction of further retail units in Goldthorpe would deliver.
- 6.3. The NPPF is clear in stating that planning decisions need to take local circumstances into account, so that local authorities respond to the opportunities for achieving sustainable development. Further, the NPPF is clear in stating that when assessing impact, only when it is proven that any adverse impacts *'significantly and demonstrably'* outweigh the benefits (positive impacts), should development be refused. The planning system is actively encouraged to assume a presumption in favour of sustainable development, rather than an *'impediment to sustainable growth'*.
- 6.4. Paragraph 26 of the NPPF states that developments not in accordance with the development plan should require an impact assessment if the development is over a locally set threshold or if there is no locally set threshold, the default threshold is 2,500sqm. We note that no local threshold has been set by Barnsley Council and the proposed development amounts to less than 2,500 sqm gross.
- 6.5. Therefore in accordance with paragraph 15 of the 'Ensuring the vitality of town centres' chapter in the NPPG, Planning Potential have undertaken a *"proportionate and locally appropriate"* assessment drawing on the Council's published retail information, including the Smaller Centres Study (November 2010) to assist the Council in determining the application.
- 6.6. A similar approach was accepted as part of the retail assessment produced for the adjoining Aldi foodstore application (2014/1020) which looked at existing shopping patterns, capacity and trade retention levels for Goldthorpe has been produced.

Existing Shopping Patterns

- 6.7. When considering the key retail planning policy tests, it is important to consider the details of the existing retail provision in Goldthorpe and identify the key competition by identifying shopping patterns within the area.
- 6.8. Goldthorpe is a defined District Centre within the retail hierarchy of Barnsley and comprises a range of retailers, limited comparison retail provision with only 31% of units within the centre occupied by comparison retailers in January 2016. All of these retailers provide a limited and specialised range of goods.
- 6.9. Since the time of the previous planning application, Barnsley Council have published a new Barnsley Town Centre Retail Study (2014) which provides recent household survey results for zone 5- Cudworth/Goldthorpe and an updated capacity assessment for the whole Barnsley Catchment area (not zone specific).

6.10. The household survey was conducted in March 2014 and included questions to establish shopping patterns for clothes/footwear; furniture/carpets; electricals; and other non-food i.e. jewellery, toys and toiletries. The results in summary were:

- For clothes and footwear, popular retail destinations for zone 5 shoppers include; Cortonwood Retail Park (13.9%); Meadowhall (24.8%); and Barnsley Town Centre (23.1%).
- For furniture/ carpets popular destinations include Barnsley Town Centre (16.8%) and Parkgate Retail Park (9.2%).
- DIY/Garden purchases are primarily from Cortonwood Retail Park (40.5%); Barnsley Town Centre (12.9%) and Stairfoot Local Centre (8.9%).
- Popular destinations for electricals products are Cortonwood Retail Park (11.7%); The Peel Centre Retail Park (12.2%), Barnsley Town Centre (15.5%); and the Internet (14.6%).
- Other non-food purchases i.e. jewellery, toys and toiletries are primarily from Barnsley Town Centre (19.1%) or the internet (11.6%). A significant proportion of respondents stated they didn't regularly make these types of purchases (17.4%).
- The most popular retail park destinations for zone 5 shoppers are Cortonwood Retail Park (56.0%) and 11.0% Parkgate Retail Park.

6.11. The above demonstrates that popular comparison retail destinations for the residents of Goldthorpe are Cortonwood Retail Park, Meadowhall, Parkgate Retail Park and Barnsley Town Centre. The Smaller Centres Study (November 2010) confirms that trade retention within Zone 5 'Goldthorpe/Cudworth' was only 4% in 2011, therefore justifying the need to provide accessible retail floorspace locally to help retain trade within the catchment, resulting in more sustainable shopping patterns.

6.12. In respect of convenience shopping, the Council's 2014 Household Survey identifies a high percentage of trade leakage from the zone of 'Cudworth/ Goldthorpe' (Zone 5) to large food stores in Barnsley and Rotherham. Popular main food shopping destinations were ASDA, Old Mill Lane, Barnsley (13.4%), Morrisons, Cortonwood (10.6%), Tesco Extra, Wombwell Lane, Barnsley (13.1%) and Tesco, Hemsworth (12.1%). It is noted that based on the household survey data, Goldthorpe district centre as a whole only held a **6.2%** marketshare with ASDA anchoring the centre and holding a 5.8% marketshare in the zone. We note that since the time of this survey the Co-op on Doncaster Road, Goldthorpe has closed, which previously held a 0.2% marketshare within the centre, which may have further reduced trade retention within the zone.

Application Proposals and Improved Trade Retention

6.13. Firstly, it is important to note from the outset that the application proposal represents a significant investment by the applicant in the local economy. This considerable investment would undoubtedly have a tangible and long term positive impact on the local area. This includes the creation of up to 60 new full and part time jobs, and regeneration of a prominent gateway development site.

- 6.14. We have assessed the proposals at 2016 and 2021, which we consider an appropriate impact year to allow sufficient time to enable groundworks and construction of the store as well as the establishment of the proposals as a shopping destination.
- 6.15. In order to quantify any potential impact of the proposed development, it is firstly important to estimate the likely turnover that would be expected from the retail floorspace proposed. As previously explained the larger retail unit is to be occupied by Home Bargains. Based on the sales density figure of £2,500, provided by Home Bargains planning consultant, the proposed store in 2016 (adjusted to a 2012 price base to reflect the Council's Retail Study) is expected to generate a combined convenience and comparison turnover of £2.42 million, raising to £2.57million in 2021.
- 6.16. The turnover of the comparison element of the Home Bargains unit floorspace in 2016 is estimated to be £1.85 million (based on 75% of the net sales area) based on the Home Bargains sales density figure provided. This will increase to £2.07 million in 2021.
- 6.17. The second retail unit is proposed to be a flexible retail unit, suitable for a range of retail uses (Use Class A1, A2, A3, A4 and A5), as no occupant is yet confirmed. For robustness this unit has been considered as comparison floorspace, adopting a sales density figure of £5,000/ sqm, as applied in the 2014 Barnsley Town Centre Retail Study. As a result of this, the approximate turnover of this unit in 2016 will be £0.62 million, rising to £0.83 million in 2021.
- 6.18. Table 6.1 below demonstrates that there is ample capacity within the catchment area to support the additional floorspace, with retention rates post development still only at 5.96% in 2016 and 6.12% in 2021.

Table 6.1 Retail Capacity Assessment- Comparison

	Goldthorpe Catchment Area		
	2012	2016	2021
Assumed E&L Goldthorpe Catchment Expenditure (50% of Zone 5) (1)	83.66	100.04	110.23
Existing Turnover (£m) (3)	2.92	3.49	3.85
Retention Level (%)	3%	3%	3%
Remaining Capacity (£m)	80.74	96.55	106.38
Proposed Turnover of the Development (4)		2.47	2.90
Trade Retention within Catchment		5.96	6.75
Retention Level (%)		5.96%	6.12%
Remaining Capacity (£m)		94.08	103.48

Notes:

- (1) Defined as 50% of the expenditure of residents in Zone 5 Cudworth/Goldthorpe (expenditure excludes non-store retailing) derived from the 2014 Town Centre Retail Study Appendix 6 table B (2012 prices)
- (2) Zoning system based on 2014 Town Centre Retail Study
- (3) Comprises Goldthorpe derived from Appendix 3 of E&L Small Centres Study 2010 and projected forward using Experian Note 8.1, 9 10.1, 11, 12.1 and 13 and adjusted to 2012 price base.
- (4) Development Turnover adjusted to a 2012 price base and projected forward to 2021 using Experian Note 13.

- 6.19. The remainder of the Home Bargains (25% of the net sales area) will be used for ancillary food and drink sales, with an approximate turnover of £0.57 million in 2016, falling slightly to £0.50 million in 2021. Therefore for robustness an assessment of convenience capacity has been submitted to account for this floorspace.
- 6.20. We have accounted for the new Aldi foodstore, consented Netto foodstore at Station Road, Thurnscoe and Goldthorpe Primary School site masterplan development within the assessment for robustness.

Table 6.2 Retail Capacity Assessment- Convenience

	Goldthorpe Catchment Area		
	2012	2016	2021
Assumed E&L Goldthorpe Catchment Expenditure (50% of Zone 4) (1)	69.57	66.42	66.35
Existing Turnover (£m) (3)	6.87	6.56	6.53
Uplift generated by ASDA following occupation of former Netto, Goldthorpe (£m) (4)		7.84	7.80
Uplift generated by ASDA following occupation of former Netto, Thurnscoe (£m) (4)		6.39	6.36
Retention Level (£m)	6.87	20.78	20.69
Retention Level (%)	9.87%	31.29%	31.18%
Remaining Capacity Pre-Development (£m)	62.7	45.64	45.66
Proposed Aldi Turnover (5)		7.92	7.90
Turnover of Commitments (£m) (6)			6.48
Consented Netto, Station Road, Thurnscoe (7)		3.72	3.73
Remaining Capacity Post Commitments (£m)		34.00	27.55
Retention Level (£m)		28.70	38.80
Retention Level (%)		43.22%	58.48%
Turnover of Proposals		£0.57	0.50
Retention Level (£m)		£29.27	38.80
Retention Level (%)		44.08%	58.48%
Remaining Capacity Post Commitments and Development (£m)		£33.43	£27.05

Note:

(1) Defined as 50% of the expenditure of residents in Zone 5 Cudworth/Goldthorpe (expenditure excludes non-store retailing) derived from Appendix 6 Table A of the 2014 Town Centre Retail Study.

(2) Zoning system based on 2014 Retail Study.

(3) Comprises Goldthorpe, Bolton upon Dearne and Thurnscoe derived from Appendix 3 of E&L Small Centres Study 2010.

(4) Turnover of ASDA based on Aldi application 2014/1020 and projected forward using Experian Retail Planner Brief 8,9, 10, 11, 12.1 and 13.

(5) Sales Density Figure taken from Aldi Consultants estimates, source Mintel UK Retail Rankings 2014; assumptions also applied and projected forward using Experian Note 12.1 based on planning permission 2014/1020.

(6) Goldthorpe Primary School Site, as defined by the Goldthorpe Masterplan.

(7) Consented Netto at Station Road, Thurnscoe (LPA reference: 2015/1190) added for robustness. Turnover based on 2010 Sales Density based taken from Mintel Retail Rankings 2012 and projected forward using Experian Retail Planner Briefing Notes 9, 10.1, 11, 12.1 and 13. This figure has been applied as Mintel have not published a sales density figure for Netto within their Retail Ranking Report 2015 as Netto only re-entered the UK market in November 2014. Therefore have not re-established themselves as a retailer in the convenience market yet. As the product range has not changed dramatically since the time of the retailer last operated this figure is considered to be the most robust available.

- 6.21. Table 6.2 illustrates that after accounting for convenience commitments within the catchment area, at 2021 when all developments should be trading retention within Goldthorpe will still only be approximately **58.48%, with £27.05 million** of convenience expenditure still available in the catchment.

Vitality and Viability of Goldthorpe District Centre

- 6.22. Information on existing shopping patterns was collated from the Council's Household Survey which informed the Council's 2014 Barnsley Town Centre Retail Study. As highlighted above and as part the planning submission in support of the neighbouring Aldi foodstore, the Council's previous Retail Studies have identified surplus capacity for additional retail convenience expenditure, with additional capacity now available given that previous commitments have now expired.
- 6.23. Planning Potential have conducted a number of Health checks of Goldthorpe District Centre and Local Centres within Thurnscoe and Bolton upon Dearne since November 2013, with the most recent conducted in January 2016 for this application. The 2016 Health Check is attached to **Appendix 7** of this statement. The Health Check demonstrates that the Goldthorpe District Centre is performing adequately in its role as a retail centre and provides a range of national and independent retailers which seek to meet the day-to-day needs of local residents.
- 6.24. However, the Health Check undertaken demonstrates that Goldthorpe and the surrounding centres are in need of investment and regeneration in order to fulfil their roles. Goldthorpe has seen recent public realm improvements and there are signs that the Goldthorpe Masterplan is beginning to take place, especially with the demolition of buildings. In addition, local business owners positioned along Barnsley Road are undergoing shop refurbishments. The Council is proposing to buy a number of premises in order to deliver the Masterplan so one could argue that this is a reason behind some of the vacant units, particularly along Doncaster Road. The Masterplan also outlines a number of residential developments that could increase the demand on convenience and comparison goods within the centre.
- 6.25. Finally, the number of vacant units within the centre is significantly higher than the UK national average (11%) at 19%. As a result of the current economic climate and closure of the mines in the area, it would be fair to suggest that Goldthorpe has suffered and is in need of investment and regeneration. At the time of survey in January 2016, it was noted that all of the 19 vacant units were dispersed and mainly former independent retailers and the majority of them are distributed along Doncaster Road and Barnsley Road. When compared with our initial Health Checks of Goldthorpe this has improved from 41 in November 2013 to 33 in July 2014 and 20 in June 2015. The previously vacant units are now occupied by a wide variety of uses including services dealing in E-cigarettes, clothes, hair and beauty and specialised services including Funeral Directors and Insurance Brokers. This highlights new retailer interest in the centre and investor confidence in the area.
- 6.26. These surveys established that the centres benefits from a range of comparison and convenience retailers, which primarily form a top-up shopping role and a very limited comparison retail offer for local residents. Given the trading format of Home Bargains outlined in Section 5 and the smaller scale of the second retail unit; it is

considered that the store will complement and enhance existing retailers within the centre.

- 6.27. In respect of the perceived impact the proposed retail units may have on the centres, it is envisaged that any impact would be on a like for like basis in accordance with the 'Practice Guidance Notes' as well as proximity principal (i.e. stores closest to the proposal). On this point, the nearest Home Bargains stores are at Conisborough (3.92 miles) and Hemsworth (5.76 miles). It is envisaged that the majority of trade diversion will be from existing Home Bargains and facilities which fulfil a similar role and function such as the out of centre retail parks at Cortonwood and Parkgate and Barnsley Town Centre on a like for like basis. However this trade diversion will result in greater trade retention with the Goldthorpe catchment area and more sustainable shopping patterns.
- 6.28. Given the position of the site, approximately a 10 minute walk into the centre, and based on evidence collected at similar developments (provided as part of the case study evidence below), we consider that there will be a high proportion of linked trips which will generate spin-off trade for the centre allowing for a potential uplift of the centre.
- 6.29. In summary, there is sufficient capacity to accommodate further retail development; and given the scale, nature and function of Home Bargains and additional retail unit it is considered that the impact on the vitality and viability of existing stores and centres is negligible. This is supported by the findings of case studies and information supplied below.

Effect on Planned Investment

- 6.30. The application proposals will not result in any significant adverse impacts on any planned investment expected within the Goldthorpe catchment area. As set out above, we consider that the introduction of further retail floorspace in this location will offer choice and competition within the market place, complementing the adjoining Aldi foodstore. It is considered that the proposal will result in significant new investment into the local economy which in turn will lead to sustainable economic growth.
- 6.31. In addition to the above, the submitted capacity assessment identifies surplus capacity for £103.48 million additional comparison goods floorspace and £27.05 million capacity for additional convenience provision in 2021 after accounting for the planned foodstore development on the existing School site and the new Aldi foodstore.
- 6.32. Overall, it is evident from both investor confidence and our own health checks that Goldthorpe, despite the economic downturn there are notable signs of developer and investor confidence in the centre, with investment already underway. Therefore it is considered that the proposals, given their scale and purpose for localised shopping provision are unlikely to have impact on future growth in Goldthorpe.

Appropriateness of Scale

- 6.33. The application proposes the construction of two retail units, one of which will be occupied by Home Bargains.

- 6.34. The Planning Inspector for the Rushden Lakes decision (appeal reference: APP/G2815/V/12/2190175) confirmed that both 'scale' and 'need' are no longer of any direct relevance to whether or not a retail development is acceptable in planning terms, (paragraph 8.38 and 8.40).
- 6.35. In terms of physical scale the proposed retail units will have a gross internal floorspace of 1,394 sqm and 232 sqm. The breakdown of floorspace is provided in paragraph 4.3 of this statement. To support the development a total of 175 car parking spaces will be provided adjacent to the units, this is within the Council's maximum car parking standards for the size of store. The car park will include 8 disabled spaces, 5 staff spaces and 4 parent / toddler spaces. Further to this 5 cycle hoops along the Home Bargains frontage are proposed.
- 6.36. From the results of our health check alongside information presented within the Council's retail studies, existing stores within Goldthorpe seek to meet the day-to-day top-up shopping needs of local residents, with a high portion of residents travelling outside of Goldthorpe to undertake their shopping. In order to retain trade within the catchment area and increase competition for the benefit of local residents; the store needs to be of a certain scale to compete effectively, and provide a genuine alternative to stores outside the catchment. The scale of stores proposed would allow Home Bargains to offer their full range, allowing customers to satisfy their non-food shopping needs. This is a particular benefit of the proposals and one which should be taken into account when considering any sequential alternatives to the application proposals.
- 6.37. In addition to the above, national planning policy has for many years focused on shortening car journeys and providing facilities in accessible locations near to where people live (paragraph 34, NPPF). The Council's Household Survey establishes that a high number of local residents from Goldthorpe leave the catchment area to do their food and non-food shopping. By providing modern purpose built stores, car journeys will be reduced and retain people within the catchment of Goldthorpe.
- 6.38. Finally, the scale of the store proposed will also result in significant economic benefits including; investment, job creation and spin-off benefits for existing businesses associated with increased retained expenditure in the local catchment. These benefits would be severely diluted should the scale of the proposed food store be reduced. The proposal is therefore in line with section 7 of the NPPF.

Linked Trips

- 6.39. The concept of linked trips underpins national planning policy on town centre uses. The ability for retail development to be concentrated, improving competition, and reducing the need to travel is at the heart of the sequential approach. Locations that are well connected to and within easy walking distance of other shops and facilities will increase the level of linkage between shops and services and thereby reduce the need to travel.
- 6.40. The application sites are located along Barnsley Road, approximately 1.1 km west of Goldthorpe district centre. Given the sites prominent location, the site benefits from good public transport links and established pedestrian footpaths. The

principle of retail development on the adjoining site has been established as part of the neighbouring Aldi foodstore.

- 6.41. The concept of the 'linked trip' does not necessarily only have to take place only on foot. It is considered that given the sites gateway location and position on the road network in to Goldthorpe district centre along Barnsley Road, the chances for catching 'pass-by' trips is high for shoppers entering and leaving Goldthorpe to conduct their shopping.
- 6.42. In addition to the above, given the nature of a Home Bargains as discussed in **Appendix 5** of this Statement, it is considered wholly realistic to assume that a proportion of those who visit the proposed development will combine this with a trip to Goldthorpe district centre and the adjoining Aldi.

Case Studies

- 6.43. Dearne Estates can provide a number of case studies of previous developments to examine the potential impacts of similar schemes.

Penistone Road, Sheffield

- 6.44. The Developers promoted development proposals for the refurbishment of a former Mecca Bingo in Sheffield. The proposals included an Aldi store, Home Bargains, Iceland and gym. The uses work well together and have had a regenerative effect locally, with no impacts on nearby centres. The full case study of this development is attached at **appendix 8**.

Skegness Town Football Club, Burgh Road, Skegness

- 6.45. In January 2015, the Developers submitted a planning application (reference: S/153/00249/15) for the redevelopment of Skegness Town Football Club's current ground, enabling the club to relocate to new improved facilities in the town. The development was comprised of five individual retail units and a Marston's family restaurant/ public house. Retailers confirmed include Aldi, Home Bargains and Pets at Home, again showing the complimentary nature of the retailers, who regular located next to each other.
- 6.46. This site occupied an 'out of centre' location and Officers agreed that the development would not result in adverse impacts on the vitality of Skegness Town Centre and was suitable due to demonstrating the site was sequentially preferable and accessible. Similar to Goldthorpe, this is an area that experiences high levels of comparison expenditure leakage and Officers agreed the development would help to claw back lost expenditure and positively redistribute convenience shopping expenditure within Skegness.
- 6.47. The application was presented to committee on 16th April 2015, and received a unanimous resolution to approve subject to the completion of the s.106 agreement which was issued in June 2015.

Former Tradex Unit, Analaby Road, Hull

- 6.48. Quora have recently secured planning permission (reference 15/00225/FULL) for the sub-division of the existing Tradex retail warehouse into 2 individual retail units and erection restaurant drive-thru (Use Class A3/A5) with associated car parking, landscaping and associated works at Analaby Road, Hull. The redevelopment is

comprised of a McDonalds drive-thru, Home Bargains retail units and Aldi foodstore.

- 6.49. Planning permission was issued on 30th April 2015, with discharge of condition applications swiftly submitted in May 2015. Works started on site in July 2015 and are due to be completed in November 2015. This demonstrates how the Developer can implement their permissions promptly ensuring the benefits of developments are delivered to communities as fast as possible.

Conclusion

- 6.50. The above demonstrates that the proposals are compliant with section 7 of the NPPF, Core Strategy policy CS31 by satisfying the sequential approach and demonstrating that the development will not result in any significant adverse impacts on any existing stores or centres.

7. Planning Assessment

- 7.1. As part of the previous planning application all relevant development management and planning policy matters were considered and agreed with Planning Officers and relevant Consultees. In light of this the revised application, it is not considered these matters justify substantial reassessment under planning policy and the consultation responses received on the previous application have informed the current proposals.

Principle of Development

- 7.2. As previously discussed the site lies within the urban fabric of Goldthorpe and within the settlement boundaries of the settlement. Historically commercial and residential development have been permitted on the site, thus establishing the principle of development on the site. The most recent planning permission on the site is for residential development (outline), given the lack of interest for this sector in this area, the Developer is now considering other uses for the site. However we note there is no planning policy requirement for marketing evidence for the consented housing development required, therefore alternative uses can be considered on the site.
- 7.3. The Council accepts that the site's current hotel/motel allocation in the UDP is out of date and therefore alternative uses can be considered on their own merits. We note that the Council are promoting the site for 'New Housing', under site reference H23 'Land west of Holly Grove', however this emerging policy is at the early stages of consultation and therefore holds limited weight in the determination of this application. This position was confirmed by the Council within their formal pre-application advice and acknowledged the main issue to address for justifying the principle of development was the sequential approach.
- 7.4. The site is considered to be completely under-utilised in terms of built development, but offers an ideal site for a retail development located on a clear development site between the Aldi site and the built form of Goldthorpe. Therefore the site will form a logical extension to the urban fabric of Goldthorpe and will complete the redevelopment of this prominent gateway site.

Accessibility

- 7.5. A key objective of the NPPF and local policy is to support development which is accessible, and leads to the reduction in car journey lengths (Paragraph 34, NPPF).
- 7.6. It is considered that the application sites are a highly accessible location by a choice of means of transport. Situated within the built form of Goldthorpe, along Barnsley Road – a principle road into Goldthorpe district centre; the site is considered accessible, with 22,030 living within the defined catchment of the Dearne Towns which is comprised of Goldthorpe, Thurnscoe and Bolton upon Dearne (populations figures based on the ONS 2011).
- 7.7. Vehicular access to the site will be from Barnsley Road to the south, and the access point will be shared with the consented Aldi foodstore to the west, but will utilise a separate internal access point that will provide direct access to the car park. The route connects the site to the district centre and wider residential areas, and is subject to a 30mph speed limit. Overall, it is considered that traffic

'Decisions should ensure developments that generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised' (paragraph 34, NPPF (2012))

associated with the development can be dissipated throughout the network with ease, avoiding pressure points.

- 7.8. In terms of public transport, there are a number of bus stops located along Barnsley Road. Bus services X19, 203, 213, 216, 217/218, 219 and 226 provide a regular service through the centre of Goldthorpe and on to the surrounding settlements of Wath upon Dearne, Bolton upon Dearne, Conisbrough, Wombell, Thurnscoe, Barnsley, Doncaster and Rotherham.
- 7.9. The site is also accessible via walking, with established pedestrian linkages to south connect the site to the surrounding residential areas and neighbouring district centre of Goldthorpe. Existing pedestrian footways line Barnsley Road and are clean wide and well lit - facilitating pedestrian movement within Highgate and on to Goldthorpe.
- 7.10. The accompanying Transport Assessment demonstrates that the proposed development will not significantly impact upon the highway network. The site is situated within a sustainable location close to public transport routes and is widely accessible by a range of modes of transport; therefore travel by sustainable modes is a genuine possibility for residents. The proposed development complements policy objectives by promoting sustainable transport choices and reducing the need to travel by private car.
- 7.11. Overall the development fully complies with the requirements of Section 4 of the NPPF; Local Plan Policies CSP 25, CSP 26, CSP 27 and CSP 28 of the adopted Core Strategy which seeks to ensure developments are accessible and will not result in any adverse impact upon the surrounding highway network.

Design and Layout

- 7.12. Planning policy at both national and local level stresses the importance of high quality design that all planning applications for economic development should be assessed against. This includes whether the proposal secures a high quality and inclusive design which takes the opportunities available for improving the character and quality of the area and the way it functions.
- 7.13. In 2014 the design and layout of the residential element of the wider scheme proposed under planning application ref: 2014/1020, was not considered as part of the application, as it only sought to establish the principle of the residential development on a portion of the site.
- 7.14. The layout and design of the proposed retail units has been carefully designed, taking in to account the neighbouring Aldi foodstore to the west, and existing residential dwellings on Holly Grove and Mulberry Close to the east and covenanted land in the north east corner of the site. The two retail units will be located so that the front entrances face towards Barnsley Road and not towards the existing residential developments to the east. This layout will allow the creation of an active frontage on the approach to the site from Barnsley Road.
- 7.15. The position of the retail units also allows for ample parking space to be created which are overlooked by the store entrances and are easy to navigate on foot or by vehicle. The layout of the site and car park allows extensive areas of landscaping around the perimeter to soften the edges and create a buffer between the buildings and car park to the surrounding adjacent areas.

- 7.16. The southern and eastern frontage of unit 1 includes large areas of glazing which faces to the east of the site and on to Barnsley Road which will allow the creation of an active frontage on approach to the site. Glazing is also included in the design of unit two and wraps around the western and southern elevation of the store, directly looking on the car park and Barnsley Road.
- 7.17. Given these factors, the proposals will make a positive contribution on to the streetscape of Barnsley Road, introducing active frontages on to the site.
- 7.18. The development is considered to be fully in accordance with that advice, as well as Section 7 of the NPPF and policies CSP 2 'Sustainable Construction' and CSP 29 'Design' of the Core Strategy for the reasons summarised above. This is discussed in more depth within the accompanying Design and Access Statement which provides details of the scheme.

Amenity

- 7.19. Paragraph 123 of the NPPF seek to ensure that developments do not conflict with or have any adverse impact upon neighbouring noise sensitive land uses.
- 7.20. The final layout can be designed to protect the amenities and outlooks of neighbouring properties with servicing areas located away from the residential properties.
- 7.21. The overall layout and design of the proposed retail scheme has been designed to be sympathetic to the site's characteristics. In particular the existing screening on the sites boundaries is to be retained and reinforced as part of the application scheme. In addition, the proposed retail units will not exceed 2 storeys in height, in order to respect the scale and setting of the existing properties that abut the site and the general scale of houses and developments along Barnsley Road and immediate surrounds.
- 7.22. Notwithstanding the design, a technical analysis on noise has been undertaken by independent consultants that confirm that the proposals are acceptable and will not result in any detrimental impact on the existing residential amenity. The proposal will incorporate a significant landscape bund on the eastern boundary that will protect the amenity of the existing residential dwellings on Holly Grove and Mulberry Close. Analysis of noise associated with servicing arrangements, car park and fixed plant shows that the noise impact on surrounding noise sensitive properties should have no observed adverse effect. We note that the development proposals is in line with Policies ED4 of the UDP; Policy CSP29 of the Core Strategy.
- 7.23. The conclusions of the submitted documentation illustrate how the development will not result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people in accordance with Core Strategy policy CSP 40 'Pollution Control and Protection'.

Flood Risk and Drainage

- 7.24. A Flood Risk Assessment for the site has been submitted as part of the application package and the first important point to note is that the development site falls within Flood Zone 1 and the Sequential Test of the NPPF is therefore satisfied.

- 7.25. The report concludes that the risk of flooding has been considered across a wide range of sources and the site is not exposed to any significant risks of flooding. This addresses the policy requirements of CSP 3 'Sustainable Drainage Systems' and CSP 4 'Flood Risk'.

Sustainability

- 7.26. Another key objective of the NPPF is to support the transition to a low carbon future. As a result, the proposal seeks to incorporate a number of energy and sustainability aspects. The Design and Access statement provides details of the scheme's energy requirements, based upon energy efficiency and a low carbon and renewables assessment in line with Core Strategy Policies CSP1, CSP2 and CSP5.

Site Investigations

- 7.27. Reflect policy CSP 39 'Contaminated Land' a phase 1 and phase 2 Geo-environmental Desk Study produced by 3E, which confirms that no remediation is required to facilitate development and the site is considered to be stable with respect to mining.

Trees

- 7.28. The submitted Arboricultural Report by Urban Green concludes there are no trees on site that are of significance. All trees are categorised as being of Low Quality and amenity value (category C). It is important to note that existing trees on site are located along the boundaries of the site therefore are to be retained, with additional landscaping features to be installed where possible.

Heritage and Archaeology

- 7.29. The previous Cultural Heritage Appraisal by Northern Archaeological Associated Ltd has been submitted which details the Geophysical Surveys conducted in 2014. Further Archaeological investigations are recommended which can be secured via condition.

Ecology

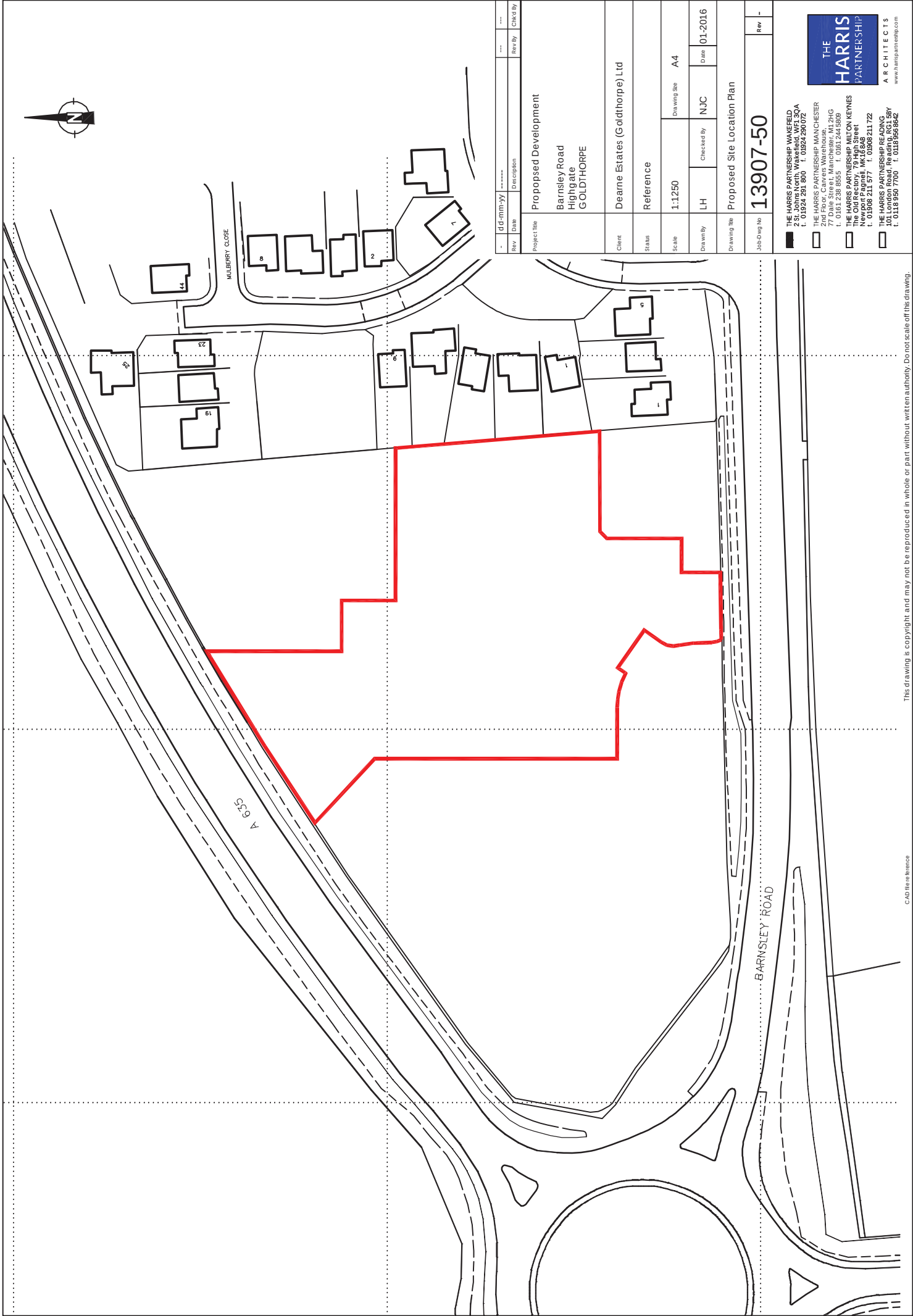
- 7.30. Responding to policy CSP 36 'Biodiversity and Geodiversity', a Preliminary Ecological Appraisal has been submitted as part of the application and concludes that all habitats on site are common and widespread and are not classed as notable or important habitats in their own right. None of the habitats support notable or protected plant species and the habitats present are not deemed to be valuable habitats. The loss of these habitats would not be significant in ecological terms.
- 7.31. Two small stands of Japanese Knotweed were found in the south eastern corner of the site. A plan for Japanese Knotweed management and eradication plan will need to be prepared in order to prevent the spread of the species during construction works and can be secured via condition.
- 7.32. No trees on site were found to have any features suitable for housing roosting bats therefore detailed bat surveys (tree inspection and activity surveys) are not required. The proposals are expected to have a negligible/ minor effect on nesting birds.

- 7.33. In respect of other animal species, there is no evidence to suggest that badgers or reptiles are present on site or within the local area. Therefore no further surveys are required.

8. Conclusion

- 8.1. This Planning and Retail Statement has been prepared on behalf of 'Dearne Estates Ltd' in support of a deliverable and viable development opportunity on a prominent development site, within the urban fabric of Highgate, Goldthorpe. Goldthorpe is a settlement where the Council's policies seek to direct growth and investment.
- 8.2. Discussions between the Applicant and Barnsley Metropolitan Borough Council regarding the redevelopment of this site have taken place in advance of the planning application submission. The scheme has also been publicised through a community consultation exercise updating residents of the revised proposals on the site, including consultation with local stakeholders. This consultation as well as that previously conducted by the applicant in 2014 has informed the application proposals and is detailed further within this Statement.
- 8.3. The application proposals represents an opportunity to enable significant and immediate investment into the local economy through the delivery approximately 60 new job opportunities. The combination of this development, the neighbouring Aldi foodstore and the Aldi distribution centre to the south of the site will also act as a catalyst for further investment into the area.
- 8.4. The sequential assessment set out in Section 5 has demonstrated that there are no sequentially preferable sites within the proposed catchment which are available, suitable and viable to accommodate the scale and form of development proposed. Compliance can therefore be demonstrated with paragraph 24 of the NPPF, policy S3 of the UDP and policy CSP 31 of the Barnsley Core Strategy.
- 8.5. In line with paragraph 27 of the NPPF, section 6 also demonstrates that the proposals will not give rise to any significant adverse impacts. Indeed the submitted capacity assessment demonstrates there is sufficient expenditure within the catchment to support the existing retail centres, commitments and the proposed retail units. Furthermore there will be residual capacity following these developments. On this point, Barnsley Road forms the sites southern boundary and provides an excellent and direct pedestrian and vehicular link to the residential population of Highgate and onwards to Goldthorpe district centre, therefore facilitating linked trips and 'spin-off' trade for local retailers.
- 8.6. In addition to the above, there is a clear deficiency in respect of retail choice within the catchment with the majority of residents leaving the area to shop. Overall, the statement demonstrates that the proposed retail units will not impact on the vitality and viability of existing centres within the catchment area and will help claw back trade to Goldthorpe. This is demonstrated by various case studies provided which provide vital information on the 'spin off' benefits and complementary nature of the proposed retailers and scale of development. Furthermore the proposals will provide a localised shopping facility for local residents, reducing existing journey lengths.
- 8.7. Overall, as demonstrated in both this and other supporting statements, the proposals are justified against the NPPF and local policy objectives and aspirations. It is therefore, respectfully requested that permission is granted to facilitate the beneficial development of this site north of Barnsley Road, Highgate, Goldthorpe.

Appendix 1- Site Location Plans



Rev	dd-mm-yy	Description	Rev By	Check'd By
1	13-09-16	Proposed Development		
Project Title				
Barnsley Road Highgate GOLDTHORPE				
Client				
Deane Estates (Goldthorpe) Ltd				
Status				
Reference				
Scale				
1:1250				
Drawing Size				
A4				
Drawn By				
LH				
Checked By				
NJC				
Date				
01-2016				
Drawing Title				
Proposed Site Location Plan				
Job/Dwg No				
13907-50				
Rev				
-				

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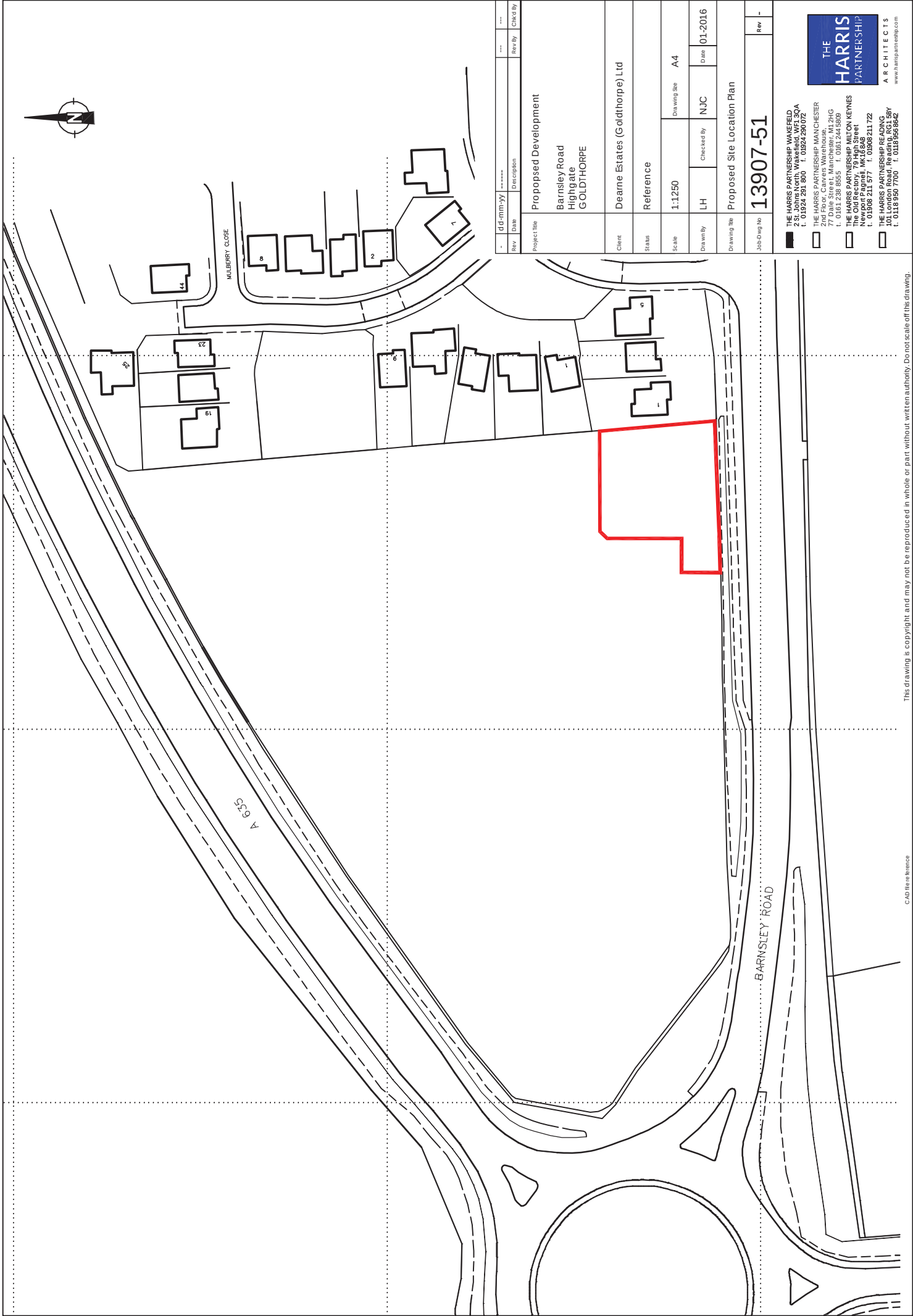
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LH				
Checked By				
NJC				
Date				
01-2016				
Drawing Title				
Proposed Site Location Plan				
Job/Dwg No				
13907-51				
Rev				
-				

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