

CAVENDISH

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**Land South of Dearne Valley Parkway,
Goldthorpe
Statement of Community Involvement
Created for Newlands Developments**

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Executive Summary.

Newlands Developments is bringing forward outline plans for a high-quality employment site at Land South of Dearne Valley Parkway, Goldthorpe.

The proposed site off the A635 is allocated for employment uses under Policy ES10 in the adopted Barnsley Local Plan (2019). Our vision for the site has been guided by the Goldthorpe Masterplan Framework that was prepared by Barnsley Council in September 2021. The proposals would deliver industrial and logistics floorspace for Barnsley and the wider South Yorkshire region. The plans offer an opportunity to deliver much-needed, high-quality employment with the site expecting to support up to 1,200 direct long-term jobs in addition to a further 1,350 direct jobs during the construction phase.

Newlands Developments is committed to consulting with the local community regarding its proposals. A full pre-application consultation process has been undertaken in advance of a planning application being submitted to Barnsley Council.

Residents and stakeholders were given the opportunity to provide feedback regarding the proposals at all stages of our public consultation via a consultation website (including a virtual exhibition) and a physical exhibition at a local venue. A Freephone information line and a feedback email address were also made available throughout the course of the pre-application consultation, for interested parties to receive further information and to enable people to provide their feedback to the project team.

This has ensured that the local community has had an opportunity to understand the proposals, discuss them with members of the project team and provide their feedback before the submission of a planning application.

The virtual public exhibition was hosted from Thursday 12th January until Thursday 26th January 2023. A physical public exhibition was held on Thursday 19th January at Goldthorpe Library, Barnsley Road, Barnsley Rd, Goldthorpe, Rotherham, S63 9NE. Members of the project team were available to answer questions on the day.

On Tuesday 10th January 2023, 297 households and businesses close to the site were sent a two-page newsletter which included a QR code with a direct link to the project website. The newsletter included an invitation to attend the public exhibition on Thursday 19th January 2023. Online feedback forms were available as part of the virtual exhibition for attendees to record their views. Hard copies of the feedback form were also available at the public exhibition for visitors to record their views.

Newlands Developments has reviewed all the feedback received to date, and the main comments raised by the local community have been addressed within this document and the wider material submitted as part of the planning application. Following submission of the application, Newlands Developments will ensure that interested parties and key stakeholders remain informed and updated regarding the proposals.

1. Introduction.

- 1.1 Newlands Developments is a specialist industrial and logistics developer based in Rugby who have been working within the sector for over 20 years. The team works across a variety of areas including Development, Planning, Construction, Project Management and Finance to develop industrial and logistics property and deliver large-scale commercial projects across the UK.
- 1.2 Newlands Developments is committed to consulting stakeholders and the local community about its planning applications and has a strong track record of communicating with members of the local community, community groups, local councillors and other relevant third-party stakeholders about its ambitions.
- 1.3 This document has been produced with the aim of clearly and concisely highlighting the community consultation undertaken by Newlands Developments in respect of its proposal for the site. It provides a chronological account of the consultation activity that has been undertaken within the pre-application stages of the planning application and the activity that Newlands Developments proposes to undertake post submission.
- 1.4 In order to assist with the community consultation process, Newlands Developments appointed Cavendish, a specialist communications consultancy, to form part of its wider project team for the proposed redevelopment.
- 1.5 All feedback received is accounted for and represented within this document.

2. Background.

2.1 The site

- 2.1.1 The proposal site is located to the south of the A635, adjacent to the Aldi Goldthorpe Distribution Centre.



Site Location Plan

- 2.1.2 The site is currently arable land but is allocated for employment uses under Policy ES10 in the adopted Barnsley Local Plan (2019).

2.2 Proposal

- 2.2.1 Newlands Developments will be submitting a hybrid planning application to Barnsley Council.
- 2.2.2 Outline permission will be sought for the construction of Storage and Distribution (Use Class B8) and General Employment (Use Class B2) space with ancillary offices and gatehouses on four separate, self-contained zones and severable plots.
- 2.2.3 Full permission will be sought to complete the necessary infrastructure work to support the development project, this includes access roads, earthworks to create the development platform zones/bunding, installing drainage systems and culverts, constructing a flood compensation area, and strategic landscaping areas.

Highways and access

- 2.2.4 The proposal will also incorporate a new access road into the site from the A635 via the approved roundabout (being brought forward by Barnsley Metropolitan Borough Council) in addition to retaining and improving the Public Right of Way at the site and introducing new cycle and pedestrian connections into Goldthorpe Town.

Landscaping and trees

- 2.2.5 38.13ha of landscaping will be in place across the site as well as landscaped mitigation in the form of strategic planning and earth bunds. Furthermore, the plans would introduce an enhanced habitat corridor between 80m-150m in width along Carr Dike that will be improved with additional native planting.

Design and height

- 2.2.6 The proposal site would be designed in-line with the requirements of the Goldthorpe Masterplan.
- 2.2.7 While discussions with Barnsley Council regarding the height of the development are still ongoing, we are currently seeking approval for up to 18m in Development Zones 1-4.

3. Engagement.

3.1 National Planning Policy Framework (September 2023)

- 3.1.1 The National Planning Policy Framework (NPPF) sets out the Government's policies for England and outlines how these policies should be applied.
- 3.1.2 Newlands Developments have paid regard to the NPPF at Paragraph 39 when it states that *"early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties."*
- 3.1.3 It goes on to highlight at Paragraph 40 that *"Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications."*
- 3.1.4 Paragraph 41 outlines that the Local Planning Authority should encourage other parties to take maximum advantage of the pre-application stage, noting that *"the more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits."*

3.2 Barnsley Metropolitan Borough Council (BMBC)

- 3.2.1 BMBC formally adopted its current Statement of Community Involvement (SCI) in 2020.
- 3.2.2 BMBC's adopted SCI sets out that applicants should engage with individuals, local communities, and other stakeholders. It provides the following advice, with 3.6-3.7 being of particular relevance:

"3.6 All applicants should consider the benefits of involving the community in developments which are considered likely to have an impact on the community, even in cases where these may be below thresholds for significant applications. This is encouraged at an early stage before the application is submitted."

"3.7 We recognise that there are significant costs associated with undertaking consultation with the community. However, the overall aim is to encourage an inclusive and transparent process that enables communities to get involved at an early stage as well as improving the quality of applications."

3.2.3 Government guidance and BMBC's SCI encourage pre-application discussions and community involvement. As a result, Newlands Developments' consultation programme had a number of key objectives including:

- To encourage input from the local community, including residents, interest groups, councillors and businesses
- To provide the community with a genuine opportunity to provide feedback on the plans
- To allow people to become actively involved in the process
- To identify and address any issues raised by the local community and stakeholders

3.2.4 Therefore, prior to submitting the formal planning application for the site, Newlands Developments undertook a detailed programme of community consultation, as outlined in this Statement of Community Involvement.

3.3 Contacting statutory bodies

3.3.1 Pre-application discussions were held with officers at BMBC prior to the start of the consultation and will continue throughout the submission and determination period.

3.3.2 As part of this, regular meetings have taken place between the Newlands Developments project team and officers within Barnsley Council's Planning Department. Discussions have also been held with City of Doncaster Council.

3.3.3 These meetings have been invaluable in helping to ensure that the planning application as submitted is consistent with local planning policy and that the pre-application consultation which has been undertaken was informed by local knowledge about the scope and topics that should be included.

3.4 Engagement with stakeholders

3.4.1 An advanced notification of the community consultation process was issued to relevant stakeholders on Thursday 22nd December 2022. The letter invited recipients to attend the public exhibition and offered a meeting with the project team should they be unable to attend. The letter was issued to:

- Leader of BMBC – Sir Stephen Houghton
- Deputy Leader of the Council – Councillor Chris Lamb
- Cabinet Member for Environment & Highways – Councillor James Higginbottom
- Cabinet Member for Regeneration & Culture – Councillor Robert Frost
- Darfield ward member – Councillor Pauline Markham
- Darfield ward member – councillor Kevin Osbourne
- Darfield ward member – Councillor Trevor Smith

- Dearne South ward member – Councillor Janine Bowler
- Dearne South ward member – Councillor Dorothy Coates
- Dearne South ward member – Councillor Neil Danforth
- Dearne North ward member – Councillor Sue Bellamy
- Dearne North ward member – Councillor Wendy Cain
- Chair of BMBC Planning Committee – Councillor Ken Richardson
- Member of Parliament for Wentworth & Dearne – John Healey MP

3.4.2 **A copy of the notification letter can be found at Appendix 7.1.**

3.4.3 A further letter to announce the launch of the consultation was sent to the above stakeholders and other identified groups on Tuesday 10th January 2023. A copy of launch newsletter to local residents and businesses was also included within the communication. These materials were sent to:

- Leader and cabinet members
- Darfield ward members
- Dearne South ward members
- Dearne North ward members
- BMBC Planning Committee
- MP for Wentworth and Dearne
- Billingley Parish Meeting
- Chief Executive of Barnsley and Rotherham Chamber of Commerce
- Mayor of South Yorkshire
- Barnsley Bus Partnership
- Barnsley Youth Parliament
- Dearne Youth Centre

3.4.4 **A copy of the launch letter can be found at Appendix 7.2.**

3.5 Consultation newsletter

3.5.1 Newlands Developments undertook a hybrid approach to its pre-application consultation, with a mixture of in-person and online opportunities to engage and record feedback.

3.5.2 An invitation newsletter was distributed to 297 households and businesses in the local area providing information about Newlands Developments, the proposals for Goldthorpe and how to take part in the consultation programme. The invitations were distributed by first class post on Tuesday 10th January 2023. The following map illustrates the distribution area.

3.5.3 The distribution area for the newsletter was agreed with relevant officers from Barnsley Council.



Newsletter distribution area

3.5.4 The two-page A4 invitation newsletter contained the following information:

- Background to the site
- Indicative site location plan
- Details of the project website and virtual consultation (including a QR code to directly link into the website)
- Invitation to attend the public exhibition
- An overview of the proposals
- Benefits of the proposed development
- Email and freephone contact details

3.5.5 **A copy of the invitation newsletter can be found at Appendix 7.3.**

3.5.6 The invitation newsletter also displayed details of the Freephone information line, email address and the project's dedicated website address to allow people to request further information.

3.6 Media relations

3.6.1 To ensure the wider community was aware of the consultation, a detailed press release was issued to several local media publications, Rotherham Business News, Barnsley Chronicle, Yorkshire Live, The Rotherham Advertiser, We are Barnsley, Insider Media and Yorkshire Post. The press release contained the following information:

- Background to the site
- Details of the virtual consultation
- A brief overview of the proposals
- Benefits of the proposed development
- Contact information including the freephone information line, project email and the website address

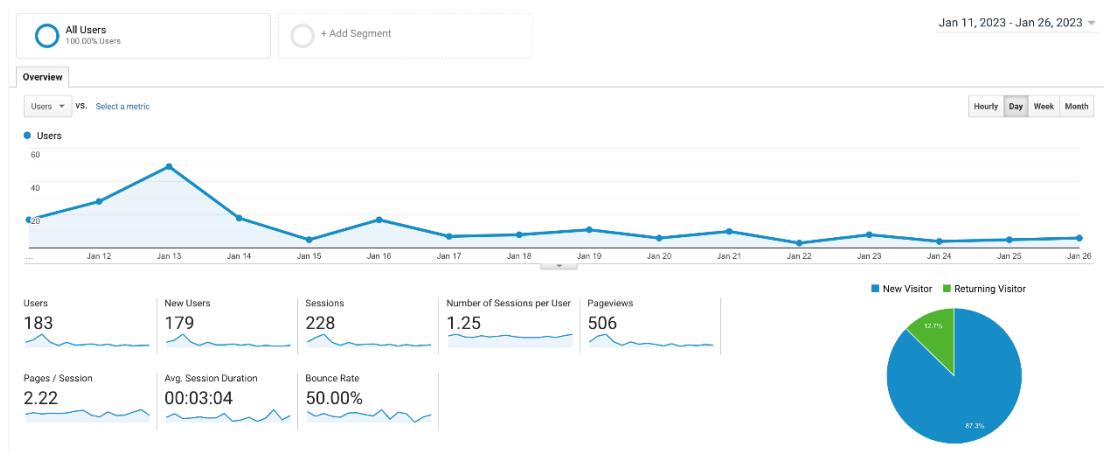
Newspaper	Article	Date
The Business Desk	Industrial and logistics scheme to create 1,200 long-term jobs if approved	11/01/2023
Insider Media Ltd	Plans brought forward for job-creating industrial and logistic scheme	12/01/2023
Rotherham Adviser	"Have your say" call on developments which could create 2,500 jobs	13/01/2023

3.6.2 A copy of the press release and media clippings can be found in Appendix 7.4.

3.7 Online consultation website

3.7.1 A project website was created to display information about the proposals. The website will be updated throughout the public consultation and planning process. The website is hosted at <https://goldthorpe.consultationonline.co.uk/>.

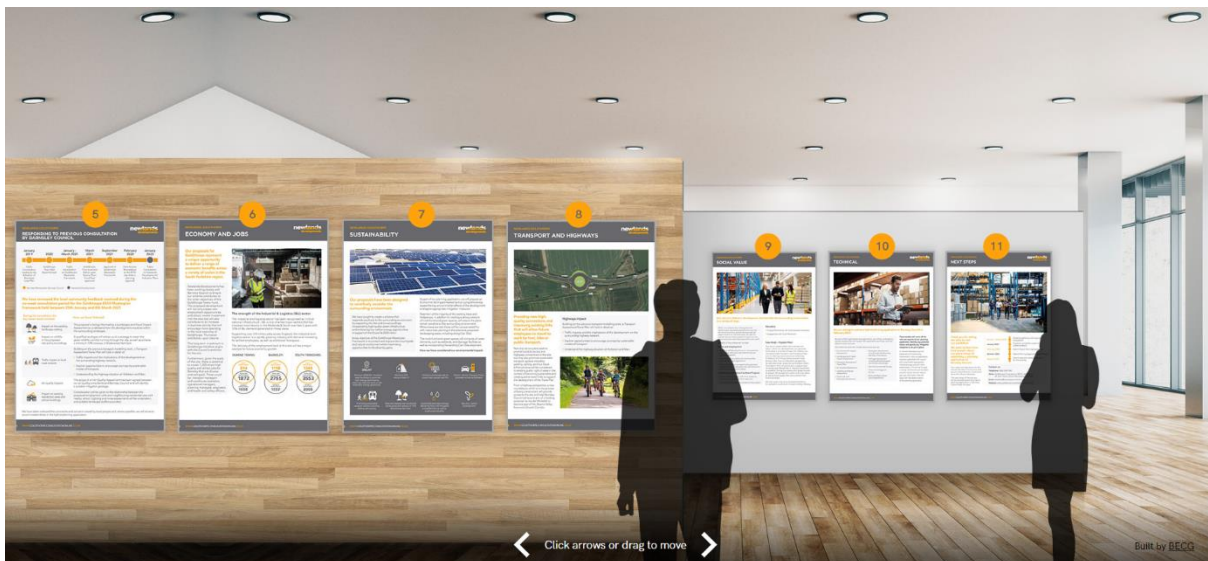
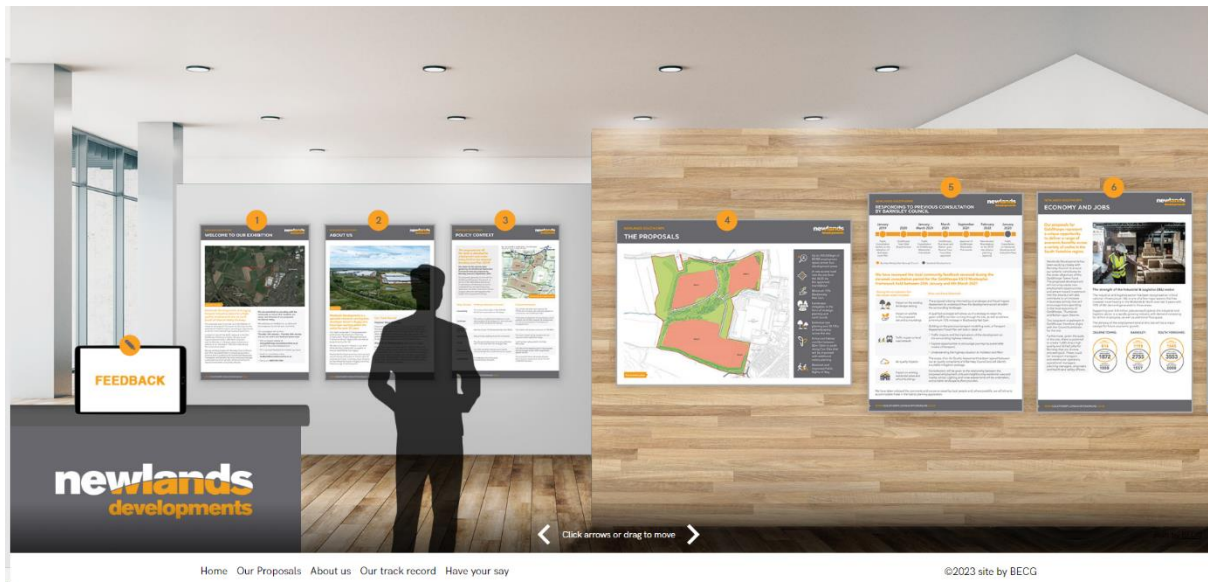
3.7.2 Between Wednesday 11th January and Thursday 26th January, 179 unique members of the public visited the website. The below images show the number of visitors to the website and the number of page views:



3.7.3 The website and virtual exhibition displayed details about the proposal ahead of submitting a planning application, which included information about:

- The vision for the site

- Background to the site's allocation in relation to the Goldthorpe Masterplan Framework
- Employment figures and opportunities
- Plans for landscaping the site and creation of open green spaces
- Benefits to the local economy
- Highways



Online consultation screenshots

3.7.4 **Screenshots of the online consultation can be found in Appendix 7.5.**

3.7.5 The virtual consultation also provided:

- Online feedback forms
- Details about Newlands Developments

3.7.6 Feedback forms could either be completed online or at the in-person public exhibition. These were then collated, and the feedback analysed.

3.7.7 **A copy of the feedback form can be found at Appendix 7.6.**

3.8 Online consultation website

3.8.1 A public exhibition was held on Thursday 19th January from 2pm to 7pm at the Goldthorpe Library, Barnsley Road, Goldthorpe, Rotherham, S63 9NE. Details about the exhibition were included in the newsletter, on the website and in the press release.

3.8.2 On the day of the exhibition 10 people were recorded as visiting the event. One of the Darfield ward members visited the event.

3.8.3 A hard copy of the online feedback form was available for visitors to provide their feedback. Several people took away copies of the form and postage paid envelopes to complete and return at a later date. Spare copies of the form were left in Goldthorpe Library for members of the public to complete if they wished.

3.8.4 The information that was displayed on the website as part of the online exhibition was replicated for the public exhibition.

3.8.5 **Copies of the exhibition banner stands can be found at Appendix 7.7.**



Visitors to the exhibition and material on display

3.9 Freephone and email

3.9.1 During the consultation, access to a Freephone telephone enquiry line was offered to those who wished to find out more about the proposals, or to register their comments via the telephone.

3.9.2 The telephone number used (0800 298 7040) was in operation Monday-Friday between the hours of 9:00am and 5:30pm. Outside these hours a message facility was available

for voicemails to be left and responded to at the earliest opportunity to ensure information was readily available and queries or concerns addressed.

- 3.9.3 A dedicated email facility (feedback@consultation-online.co.uk) was available for members of the public to ask for further information or to record their feedback. Four emails were received during the consultation period.

4. Feedback Received.

4.1 Feedback overview

4.1.1 The following review includes all comments received up to Thursday 26th January 2023, including online, public exhibition and postal responses. 179 unique visitors viewed the consultation website during the consultation period.

4.1.2 The consultation received 13 responses via the consultation website and email inbox. The low response rate would usually indicate a lack of interest amongst the community and/or consultation fatigue due to the earlier consultations conducted by BMBC regarding the ES10 site. The below table provides a summary of the views expressed throughout the consultation. Sections 4.2 and 4.3 provide more detail about the feedback received.

4.1.3 Below are the comments received via the website and email and the frequency that they occurred:

Comments	Frequency
Concerns about increases in traffic	6
Noise pollution	6
Light pollution	5
Should be sufficient screening	4
Concerns about air quality/pollution	4
Worried that the units will not be occupied	4
Concerns about the height and overshadowing	4

4.2 Response to comments

4.2.1 All comments received have been reviewed by the project team and where possible amendments were made to the proposal.

- 4.2.2 During the consultation feedback review period Newlands Developments' project team responded directly to specific enquiries and questions relating to the proposals and individual responses were drafted and issued.
- 4.2.3 The issues which arose during the pre-application consultation process and Newlands Developments' response to each are detailed below:

Traffic: Some respondents felt that the development of more homes could add to traffic issues experienced on the A635 and surrounding roads.

Newlands Developments' response: A full Transport Assessment/Travel Plan has been commissioned, to understand the traffic impacts and implications on the surrounding highway network, explore opportunities to encourage journeys by sustainable modes of transport and understand in greater detail the highway situation on the A635.

We have forecast the likely impact of traffic, and a package of mitigation measures has been proposed accordingly. This Hickleton Mitigation Fund would deal with noise, air quality, and highway safety issues arising from the proposed scheme. These will be agreed with Barnsley Council (and other stakeholders) as part of the application process.

Newlands Developments will work with the Local Highways Authority to mitigate any impacts on the local road network. They will take their views into account and produced a proposal which is acceptable in highways terms and also prioritises and encourages pedestrian and cycle movements.

The scheme will retain and improve the existing Public Right of Way running through the site and connect on to Carr Field Lane. There will also be an opportunity to introduce new cycle and pedestrian connections within the site linking into Goldthorpe Town.

Noise and light pollution: Several respondents stated that they were worried about noise generated by the development during construction and when the warehouses are operating. While others expressed concerns about how the lighting at the site and any illuminated signing will impact their properties.

Newlands Developments' response: Consideration will be given to the relationship between the proposed employment units and neighbouring residential uses and nearby school. In addition to a Lighting and Noise Assessment that has been undertaken, we propose: a careful design of the proposed layout configuration within the development parcels, the provision of suitable boundary treatment measures including earthworks and landscape buffering and accepting appropriately worded planning conditions to control the nature of the proposed commercial activities on site.

An assessment has been carried out of the potential noise effects arising during the construction and operational phases of the development. Based on the assessment, it is expected that most areas will experience minimal changes in road traffic noise during both day and night-time

periods. Consequently, no significant effects are foreseen at these locations. However, during the night-time period, two specific areas (Rose Valley Cottage and Woodbine Cottage) are likely to be significantly affected.

Fixed plant noise has not been assessed due to limited information. Proposed details will be submitted to BMBC for approval to prevent significant effects. Therefore, no significant effects are expected from fixed plant noise.

The only additional mitigation measures recommended are;

- Newlands Developments will offer to provide and install noise insulation (e.g., enhanced glazing and alternative methods of providing ventilation in relevant habitable rooms) to receptors Woodbine Cottage and Rose Valley Cottage to mitigate the expected significant adverse effect from operational road traffic noise.
- A proposed 5m high barrier to the north of Plot 1 to reduce the noise impact at the rear of Woodbine Cottage and Rose Valley Cottage.

With the recommended mitigation measures in place, the development would not have any remaining adverse or significant adverse noise effects.

Regarding road traffic noise in Hickleton, the assessment took into account the feedback provided by Pollution Control at Barnsley Metropolitan Borough Council (BMBC) in response to the pre-application. The evaluation specifically considered the impact on sensitive locations within the village of Hickleton, situated approximately 3.3 km east of the development area. Our Hickleton Mitigation Fund package includes provisions for addressing noise-related concerns. Furthermore, the Noise Assessment will provide comprehensive insights into our proposed approach, which will be formalised through the S106 agreement.

Screening: A number of respondents recognised that Newlands Developments would be offering screening at the development but questioned if more could be done to fully mitigate the visual impact of the site.

Newlands Developments' response: Newlands Developments is proposing large areas of Green Infrastructure. Existing trees and hedgerows along the site boundaries will be largely retained and incorporated into the proposed layout. New landscape buffers will be established along the site boundaries and plot boundaries comprising tree, shrub and hedgerow planting as well as planted earth bunds on the western edges and in the south-eastern corner of the site. The loss of some existing hedgerows will be mitigated by the proposed native planting including several new native hedgerows with hedgerow trees. The Landscape and Visual Impact Assessment revealed that whilst there would inevitably be some adverse landscape and visual effects at the outset (at completion), it is judged that the impact of the development and the consequential effects would be localised and limited.

Air quality/pollution: Several residents mentioned that they were worried about how emissions from the development and HGVs would contribute to pollution and impact air quality.

Newlands Developments' response: An Air Quality Assessment has been undertaken based on the scope that has previously been agreed between our air quality consultants and Barnsley Council. Newlands Developments have now identified what is believed to be an appropriate mitigation package.

The potential dust emissions resulting from construction activities associated with the Development near existing sensitive areas in the vicinity of the Site are deemed 'Not Significant' when secondary mitigation measures outlined in the 'Mitigation Measures' section are implemented.

Similarly, the air quality impact of road traffic emissions during the construction phase, specifically regarding NO₂, PM₁₀, and PM_{2.5} concentrations in nearby sensitive areas of Barnsley, is also deemed 'Not Significant' without the need for extra measures.

The Air Quality Assessment undertaken at Hickleton found that one dwelling would experience a 'significant' impact associated with the proposed development operational phase traffic. This is the same for the construction phase traffic impacts, which will be temporary. Consequently, we have earmarked resources within our Hickleton Mitigation Fund package to implement air quality mitigation measures aimed at reducing the impact on this particular dwelling, including the consideration of mechanical ventilation solutions. Further funds will be made available within the Fund to provide wider air quality mitigation measures. These specific measures will be finalised following further discussion and agreement.

In line with local guidance, additional measures will be implemented to minimise emissions during the operational phase of the planned development. These measures will be enforced through a condition that must be met prior to each plot's occupation, as the specific occupants are currently unknown. This approach ensures that the necessary mitigation steps are taken to reduce emissions as per local requirements.

Empty units: Some responses questioned how Newlands Developments' would ensure that the units were occupied and highlighted that there are some empty units in the wider area.

Newlands Developments' response: Newlands Developments are aware of other vacant units in the wider region, this is due to several reasons including the buildings being uneconomical. Our proposals would create energy efficient units that are much more cost-effective than the space currently in existence. Furthermore, the Industrial and Logistics (I&L) Sector is growing rapidly, with a significant percentage of the demand for units being in the North. Additionally, the sector is seeing large increases in demand for skilled workers and additional floorspace. The delivery of employment land in Goldthorpe will provide sustainable economic growth in the region and provide jobs for those that have lost their jobs in declining sectors.

Height: A number of responses raised the issue of the height of the warehouses in relation to visual impact and overshadowing of neighbouring buildings and schools.

Newlands Developments' response: In response to the concerns raised by the community, whilst 21m remains the market demand, for the purpose of this planning application we are proposing a reduced height of up to 18m across all zones to accord with the Goldthorpe Masterplan Framework.

5. Post-consultation revisions.

5.1 Changes to original plans

- 5.1.1 Newlands Developments wanted to ensure that the hybrid planning application submitted takes into account the concerns of the community.
- 5.1.2 Throughout the consultation period and beyond, Newlands Developments held detailed discussions with various officers and consultees to refine their proposals prior to submitting a planning application.
- 5.1.3 A number of independent studies were undertaken to provide detailed information about the impacts and mitigation measures to support the application.
- 5.1.4 As part of this process, there was a change in the maximum height of the units that are now proposed on the site:

Development plateau	During consultation	Submission
Zone 1	21m max.	18m max.
Zone 2	21m max.	18m max.
Zone 3	21m max.	18m max.
Zone 4	18m max.	18m max.

5.2 Mitigation measures

- 5.2.1 Following the public consultation period, a meeting was arranged with the owners of Rose Valley Cottage to discuss the mitigation measures identified following the technical assessments. Key themes that were raised during the meeting were:
- Noise and air pollution
 - Traffic movements
 - Pedestrian considerations
 - Bus stop location
- 5.2.2 As a result of this discussion, in addition to the inclusion of a 5m high acoustic barrier and the noise and air quality mitigation fund for the two properties. Following the meetings, Newland Developments issued a response to Rose Valley Cottage to inform them of the subsequent actions:
- Newlands Developments is willing to provide a contribution secured via Legal Agreement that can be used for the installation of boundary fencing with gated access points to safeguard the owner's privacy.

- The feasibility of a pedestrian crossing on the A635 at this point is to be discussed and agreed with BMBC following submission of the planning application. Newlands is not proposed to install a crossing at this stage.

Regarding the other issues raised, the following conclusions were made:

- Newlands Developments is not involved in the construction of the access roundabout. This project is being led by BMBC, and this issue will need to be raised with them. The team offered to help identify who the appropriate contact would be at the council.
- There is to be no change to the speed limit on approach to the new roundabout. The roundabout design allows sufficient forward visibility to allow drivers to adjust their speed naturally, when approaching the roundabout.
- The suggested relocation of the bus stop (or provision of a new stop) to the east of the access roundabout is not considered suitable due to safety concerns and financial viability.
- Employees traveling by bus have access to other stops, meaning not all employees traveling by bus will be congregated at the bus stops outside Rose Valley Cottage.

5.2.3 With regards to Hickleton, a package (Hickleton Mitigation Fund) of mitigation measures has been proposed to address the noise, air quality, and highway safety issues arising from the proposed scheme. Newlands has engaged in discussions with both Barnsley and Doncaster councils, and a fund will be made available, with the specific measures to be determined as part of the application process.

6. Post-application consultation.

6.1 On-going stakeholder engagement

- 6.1.1 Given the interest shown by residents and stakeholders in the proposals, Newlands Developments will ensure information continually flows through existing channels to interested parties.
- 6.1.2 Letters will be sent to local stakeholders advising them that the planning application has been submitted and how they can contact the project team if they require any further information.
- 6.1.3 The website will be updated with information about the application and the channels of communication (freephone and email) will remain available to members of the public.

6.2 Continued media contact

- 6.2.1 To ensure the wider community is aware of the submission of the planning application a detailed press release will be issued to local publications: Rotherham Business News, Barnsley Chronicle, Yorkshire Live, The Rotherham Advertiser, We are Barnsley, Insider Media and Yorkshire Post. The press release will contain the following information:
 - An overview of the site
 - Notification that the application has been submitted
 - An overview of the proposed development and the changes since the consultation
 - Information regarding the consultation which has taken place
 - Contact information including the freephone information line, email address and the website address

7. Appendices.

- 7.1 Advanced notification stakeholder letter
- 7.2 Consultation launch stakeholder letter
- 7.3 Exhibition invitation newsletter
- 7.4 Press release and media clippings
- 7.5 Online consultation screenshots
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- 7.7 Exhibition boards

7.1 Advanced notification stakeholder letter



22 December 2022

Dear Councillor,

Upcoming consultation on proposals for new high-quality employment space in Dearne Valley

I am writing to inform you of an upcoming community consultation in your area, which will launch in January 2023.

Newlands Developments has acquired an interest in land off the A635 that is allocated for employment uses within the adopted Barnsley Local Plan and is the subject of the Goldthorpe Masterplan Framework (GMF) that was published in September 2021. Over the last year we have been working closely with Barnsley Council Officers to ensure our application is guided by the principles contained within the GMF.

We are committed to involving the local community and keeping them informed about our ambitions. As such, we are preparing to launch a consultation process with residents and local stakeholders regarding our vision for the site in January 2023.

Forming part of this consultation process is a public exhibition that will be taking place in-person on Thursday 19th January 2023 between 2pm and 7pm at Goldthorpe Library.

Given your role in the community we wanted to provide advanced notice of the public exhibition ahead of the formal launch of the consultation process next month.

Should you be unavailable on this date, please let us know and we would be happy to facilitate a meeting on an alternative date with our project team and provide you with details of our proposals in advance.

If you have any questions in the meantime, please do not hesitate to contact my colleague Emily Grisewood by emailing emily.grisewood@becg.com

I would be grateful if you could treat the information contained in this letter as private and confidential until we are able to formally launch the public consultation process after the Christmas holidays.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "Ben Taylor".

Ben Taylor

Planning Director

Lumonics House, Swift Valley Industrial Estate, Rugby, Warwickshire, CV21 1TQ T: 01788 422197
www.newlandsuk.com Company Number 11483727

7.2 Consultation launch stakeholder letter



10 January 2023

Consultation on plans for new high-quality employment space in Goldthorpe

Dear Councillor,

In October 2022, Newlands Developments submitted an Environmental Impact Assessment Scoping Opinion request to Barnsley Council for land south of Dearne Valley Parkway in Goldthorpe in advance of a hybrid planning application which is scheduled to be submitted in February 2023.

The emerging plans will deliver a high-quality employment site for Barnsley and the wider South Yorkshire region on land allocated for employment uses in the adopted Barnsley Local Plan (2019) underpinned by the Goldthorpe Masterplan Framework (2021).

In order to ensure the community are fully informed about our ambitions for the site, we will be launching a community consultation to showcase our plans in greater detail. The enclosed newsletter has been issued to local addresses identified by Barnsley Council officers and will direct recipients to a virtual consultation that contains more detail about our proposals. The project website, featuring the virtual exhibition will be online from Thursday 12th January to Thursday 26th January 2023 and can be accessed by visiting: <https://goldthorpe.consultationonline.co.uk/>

Furthermore, we will be hosting a public exhibition that will be taking place in-person on Thursday 19th January 2023 between 2pm and 7pm at Goldthorpe Library. Members of our project team, from various disciplines, will be in attendance to answer any specific queries attendees have relating to our proposals.

We want to make certain that residents, businesses and other interested parties are able to provide their feedback on the proposals. The opportunity to submit feedback will be available via a feedback form on our website and in-person at our public exhibition. People will also be able to get in touch via our contact channels on the invitation newsletter.

We look forward to showcasing our plans and hope you will take the opportunity to view the plans throughout the consultation period. However, if you have any questions or would like to meet with the project team to discuss the proposals, please do not hesitate to call our Freephone information line, 0800 298 7040, or email us at feedback@consultation-online.co.uk

Yours Sincerely,

A handwritten signature in black ink, appearing to read "Ben Taylor".

Ben Taylor

Planning Director

Lumonics House, Swift Valley Industrial Estate, Rugby, Warwickshire, CV21 1TQ T: 01788 422197
www.newlandsuk.com Company Number 11483727

7.3 Exhibition invitation newsletter



Creating new employment opportunities for Dearne Valley



Newlands Developments is bringing forward outline plans for a high-quality employment site on Land South of Dearne Valley Parkway, Goldthorpe. Located off the A635, adjacent to the Aldi Goldthorpe Distribution Centre, the proposals could deliver up to 204,000sq m of industrial and logistics floorspace for Barnsley and the wider South Yorkshire region.

The plans offer an opportunity to deliver a diversity of roles with the site expecting to support approximately 1,200 direct long-term jobs for Barnsley as well as an estimated 1,350 direct jobs during the construction phase.

We want to make the local community aware of our plans for Goldthorpe and give you a chance to ask questions and offer feedback on the proposals, before we submit a hybrid planning application to Barnsley Council.

We want to hear from you

If you would like more information or have any questions, you can access our virtual exhibition by visiting: www.goldthorpe.consultationonline.co.uk

Between:
Thursday 12th January - Thursday 26th January

You can provide your feedback by completing the freepost reply card or contact the project team on:

feedback@consultationonline.co.uk
0800 298 7040

Come and view our plans

We want to be sure our consultation reaches everyone, so, in addition to the virtual exhibition on the project website, we will be hosting a public exhibition where you can learn more about the proposals and speak to members of the project team.

The exhibition will take place on:

Thursday 19th January 2023 from 2pm to 7pm
at the Goldthorpe Library, Barnsley Road,
Goldthorpe, S63 9NE



Why here?

This site is allocated for employment use within Barnsley Council's Local Plan, and is guided by the principles set out in the Goldthorpe Masterplan Framework.

The Masterplan Framework seeks to create a sustainable, high-quality employment site for the town and wider Dearne Valley.

The site is strategically positioned within close proximity to several towns in Dearne Valley and represents a unique opportunity to deliver much-needed investment and economic growth for the area.

Our emerging proposals are in accordance with Local Plan policies and would:



- Provide up to 204,000sq m of employment floorspace with strong green credentials
- Offer much-needed long-term investment in Goldthorpe that aligns with the Council's ambition for the site
- Support over 1,200 direct long-term, well-paid jobs as well as more short-term job opportunities during the construction phase
- Be sensitive to its surroundings with the retention of many of the existing trees and hedgerows in addition to creating a strong network of multi-functional green spaces
- Enhance the existing natural environment by exceeding 10% Biodiversity Net Gain that will benefit local wildlife
- Create new high-quality connections and improve existing links that will allow future employees to travel to work by foot, bike or public transport



Please click on the QR code to visit our consultation website and to provide your feedback. The website will be available at goldthorpe.consultationonline.co.uk from Thursday 12th January until Thursday 26th January.



Let us know what you think

We are committed to letting the local community have their say on our plans for Dearne Valley. We would encourage you to provide us with your views and aspirations for the site before we submit a planning application to Barnsley Council.

Should you have any questions regarding our plans, please do not hesitate to contact a member of our project team via email at feedback@consultation-online.co.uk or on our Freephone information line on 0800 298 7040.

7.4 Press release and media clippings



Embargo 12.00pm 11 Jan 2023

11 January 2023

Plans for Goldthorpe set to boost job opportunities as Newlands Developments launches consultation

Specialist industrial and logistics developer, Newlands Developments, has today launched a community consultation with residents regarding proposals for land off the A635 in Goldthorpe, adjacent to the existing Aldi Goldthorpe Distribution Centre.

The ambitious project would deliver up to 204,000 sqm of much-needed industrial and logistics floorspace for Bamsley and the wider South Yorkshire region on a site earmarked for development in the Bamsley Local Plan that is the subject of the Goldthorpe Masterplan Framework document (2021).

If granted, the scheme would generate approximately 1,200 direct long-term jobs in a diverse range of positions, in addition to an estimated 1,350 direct jobs during the construction phase. This would help to significantly boost employment opportunities for those living in Goldthorpe and its surrounding areas.

The development would be strategically located off the A635 and provide a variety of benefits to the local community and environment, including a new landscaping with extensive tree planting and a minimum of 10% Biodiversity Net Gain.

Newlands Developments is committed to involving local residents and the wider community in shaping their plans, as well as keeping them informed throughout the planning process. The company has today launched a consultation with residents and local stakeholders regarding the outline planning proposals.

The local community is encouraged to find out more about the plans and provide their feedback at a virtual consultation which will be available from **Thursday 12th January to Thursday 26th January** <https://goldthorpe.consultationonline.co.uk/>. Newlands Developments will also be hosting an in-person public exhibition event on **Thursday 19th January** at Goldthorpe Library, which will allow local people to attend and ask any questions to members of the project team.

Ben Taylor, Planning Director at Newlands Developments said:

"We are delighted to finally launch our community consultation on our proposals for this employment site in Goldthorpe. The site represents a valuable opportunity for Goldthorpe and the surrounding towns and is allocated for employment uses under Policy ES10 within the adopted Bamsley Local Plan and is the subject of the Goldthorpe Masterplan Framework (GMF) that was published in September 2021.

Over the last year Newlands Developments has been working closely with Bamsley Council Officers to ensure our application is guided by the principles contained within the GMF and we are looking forward to receiving feedback from local people to shape our proposals."

The feedback received from the consultation will allow Newlands Developments to understand local thoughts and suggestions on how the proposals can truly benefit the local area ahead of submitting a hybrid planning application to Bamsley Council in February 2023.

Anyone who is unable to view the plans online but would like further information can call Newlands Developments' project team via their Freephone information line on 0800 298 7040 or via email at feedback@consultation-online.co.uk.

- ENDS -

For more information contact:

Emily Grisewood

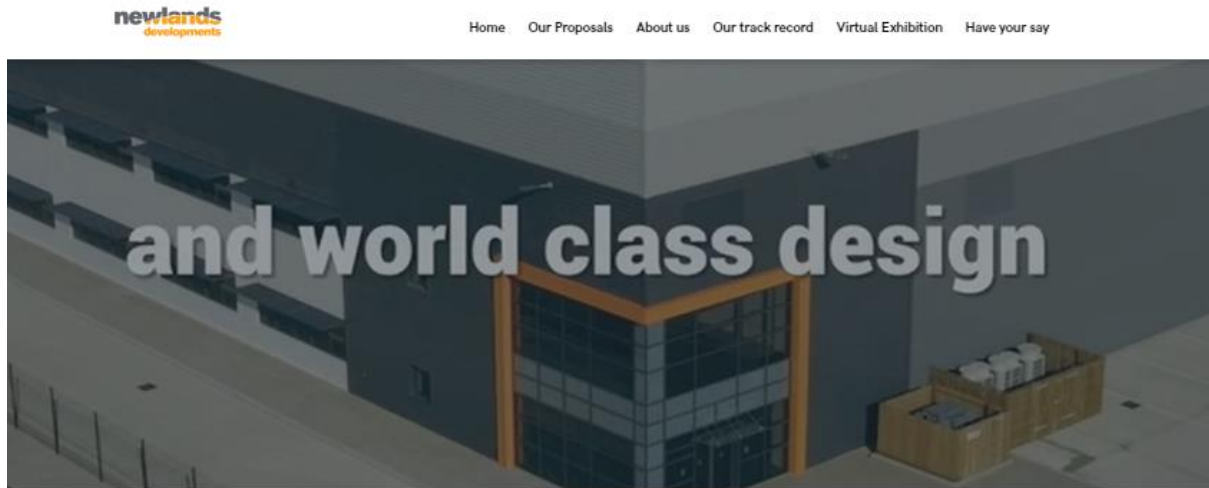
emily.grisewood@becg.com

t. 0161 359 4106

Notes to the Editor:

- Newlands Developments submitted an Environmental Impact Assessment Scoping Opinion request to Barnsley Council for land south of Dearne Valley Parkway in Goldthorpe in October 2022.
- The scheme would comprise of 204,000sqm of Class B8 and Class B2 employment space across four development zones. Additionally, the site would: utilise a new access road into the site from the A635 via a new roundabout, provide 38.13ha of strategic landscaping across the site, create an enhanced habitat corridor between 80m-150m in width along Carr Dike, and retained and improved Public Right of Way.
- As part of the public consultation, 322 addresses identified by officers at Barnsley Council will receive a newsletter outlining the proposals with an invitation to submit feedback through several channels including an online feedback form on the virtual exhibition, an email address and a freephone information line. The newsletter will also invite residents to the public exhibition on Thursday 12th January where members of the project team will be available to answer any questions about the proposals.
- Newlands Developments is a specialist industrial and logistics developer based in Rugby that has been working within the sector for over 20 years. More information can be found at <https://newlandsuk.com/>

7.5 Online consultation screenshots



Our vision for Goldthorpe

Newlands Developments is bringing forward outline plans for a high-quality employment site at Land South of Dearne Valley Parkway.

Located on land off the A635, the proposals would deliver up to 204,000sq m of industrial and logistics floorspace for Barnsley and the wider South Yorkshire region. The plans offer a unique opportunity to deliver much-needed, high-quality employment with the site expecting to support up to 1,200 direct long-term jobs in addition to a further 1,350 direct jobs during the construction phase.

Our scheme, guided by the Goldthorpe Masterplan, aims to benefit the local community through sustainable economic growth, while still protecting the natural environment surrounding the site.

We want to hear your views on our proposals for Goldthorpe ahead of submitting a hybrid planning application to Barnsley Council. Your feedback is important to us, and we hope this website will provide you with all the information necessary to comment on our plans.

Please take the opportunity to view our [virtual exhibition](#) and submit any feedback you may have which will inform our future planning application.





Goldthorpe – Land South of Dearne Valley Parkway

Our Proposals

The proposed site off the A635 is allocated for employment uses under Policy ES10 in the adopted Barnsley Local Plan (2019). Our vision for the site has been guided by the Goldthorpe Masterplan Framework that was prepared by Barnsley Council in September 2021.

Our emerging proposals are in accordance with Local Plan policies and would:

- Provide up to 204,000sq m of employment floorspace with strong green credentials;
- Offer much-needed long-term investment in Goldthorpe that aligns with the Council's ambition for the site;
- Support over 1,200 long-term well-paid jobs as well as more short-term job opportunities during the construction phase for people in Goldthorpe and its surrounding areas;
- Be sensitive to its surroundings with the retention of many of the existing trees and hedgerows in addition to creating a strong network of multi-functional green spaces. These will comprise of water elements such as wetlands, and drainage facilities as well as incorporating the existing Carr Dike;
- Enhance the existing natural environment by exceeding 10% Biodiversity Net Gain that will benefit local wildlife;
- Create new high-quality connections and improve existing links that will allow future employees to travel to work by foot, bike or public transport.

Find out more by visiting our [virtual exhibition](#).



Parameters Plan





Goldthorpe – Land South of Dearne Valley Parkway

About Newlands Developments

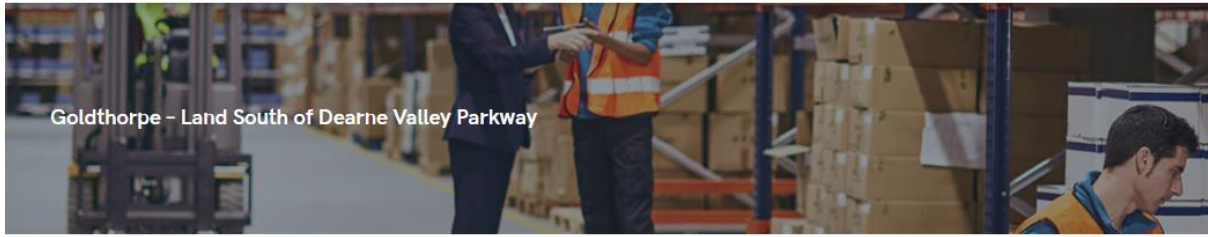
Newlands Developments is a specialist industrial and logistics developer based in Rugby who have been working within the sector for over 20 years.

Our team work across a variety of areas including Development, Planning, Construction, Project Management and Finance. We develop industrial and logistics property and deliver large-scale commercial projects across the UK.

We take a long-term interest in our sites while working closely with occupiers to ensure stewardship and legacy.

Newlands Developments has a strong track record having delivered 27 million sq ft of employment uses, including major projects at East Midlands Airport, Rugby, Coventry, Peterborough & Northampton.





Goldthorpe – Land South of Dearne Valley Parkway

Hoyland West

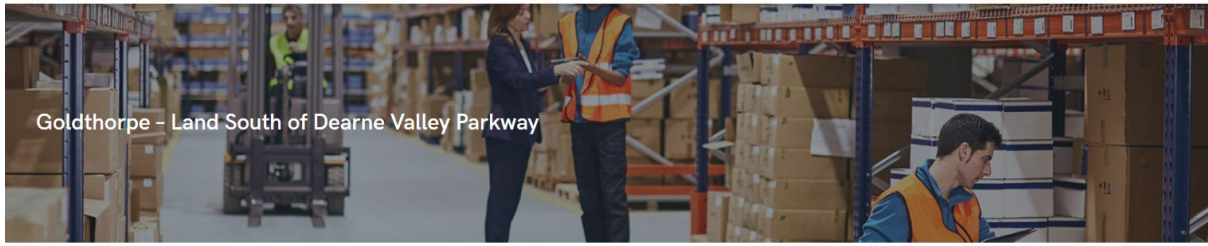
Guided by the Hoyland West Masterplan Framework developed by Barnsley Council, Hoyland West comprises 1.1 million sq ft of employment floorspace with a mix of unit sizes and uses including offices, general industry, warehousing and distribution. With three plots set to be delivered, the scheme will offer approximately 2,000 FTE jobs in addition to significant improvements to local infrastructure including a new link road and new and improved sports facilities. The site hosts Evri's biggest warehouse in Europe.



Warth Park

Consisting of two phases of development totalling 2.5 million sq ft, Warth Park is a prime logistics park located adjacent to the A45. The scheme incorporates a 50-acre country park which included new foot paths, cycle paths and a green living bridge. Employing over 2,000 people, Warth Park hosts a number of high-profile occupiers including DPD, Dr Martens, DSV and Howdens. Warth Park is now considered to be one of the leading logistics and business parks in the United Kingdom due to its strategic location.





Goldthorpe – Land South of Dearne Valley Parkway

About the Consultation

We would like to hear from local residents and stakeholders on our proposals for Goldthorpe. Newlands Developments is committed to consulting with the community are keen to find out how our plans can benefit local people outside of investment and employment.

Step 1 of 2

50%

Privacy Statement

By filling-in this form you are agreeing that BECG can hold and process your personal data in relation to this public consultation exercise.

- BECG will only share your personal data with Newlands Developments for planning evaluation purposes only.
- Your identifiable, personal data will not be used for any other purposes without your consent.

BECC and Newlands Developments will use your data to:

- Send you updates about the project (where you provide us with your contact details).
- Develop a Statement of Community Consultation (or similar document) about this public consultation that will be submitted to the planning authority or similar body; this will be a publicly available document. Your comments will be anonymous, and we will only identify you in these reports with your express permission.

7.6 Feedback Form

EQUITIES NEWLANDS GOLDTHORPE
FEEDBACK FORM

newlands
developments

HAVE YOUR SAY

About the Consultation

We would like to hear from local residents and stakeholders on our proposals for Goldthorpe. Newlands Developments is committed to consulting with the community and is keen to find out how our plans can benefit local people.

Privacy Statement

By filling-in this form you are agreeing that BECG can hold and process your personal data in relation to this public consultation exercise.

BECG will only share your personal data with Newlands Developments for planning evaluation purposes only.

Your identifiable, personal data will not be used for any other purposes without your consent.

BECG and Newlands Developments will use your data to:

- Send you updates about the project (where you provide us with your contact details).
- Develop a Statement of Community Consultation (or similar document) about this public consultation that will be submitted to the planning authority or similar body; this will be a publicly available document. Your comments will be anonymous, and we will only identify you in these reports with your express permission.

If you provide us with your contact details, we might also contact you to ask you more about the comments you've made.

Your details

If you choose not to fill in all parts of this section, then due to General Data Protection Regulation (GDPR) requirements, will be unable to include your comments in the consultation process.

Your Contact Details

We will use these details to contact you and update you on the proposals. You do not have to fill in this section if you would rather not be contacted.

Title (Miss/Mrs/Ms/Mr/Other):	Address:
First Name or Initial:	
Surname:	
Postcode:	
Age Group (please circle):	Telephone:
Under 13 13-17 18-24 25-34 35-44	
45-54 55-64 65-74 75-84 85+	Email:

Data Protection

We hold all personal data in accordance with the retained EU law version of the General Data Protection Regulation ((EU) 2016/679) (the "UK GDPR"), as it forms part of the law of England and Wales, Scotland, and Northern Ireland by virtue of section 3 of the European Union (Withdrawal) Act 2018, the Data Protection Act 2018, the Privacy and Electronic Communications Regulations 2003 as amended, and any successor legislation. Your personal data will not be transferred outside of the EU. You can see our full Privacy Statement, Data Protection Policy, Data Retention Policy and find out how to make a Subject Access Request at the following website address becg.com/dp or by contacting us on 01962 893 893 / dataprotection@becg.com.

Question 1. How informative have you found this consultation?

Very informative Somewhat informative Not informative Don't know

Question 2. Do you have any comments you would like to make about the proposals?

Comment:

Question 3. Is there anything that you think we could improve?

Comment:

Question 4. Would you be interested in a job at this site?

Yes No

Question 5. If yes, can we share your details with future occupiers?

Yes No

7.7 Exhibition boards

NEWLANDS GOLDTHORPE

newlands
developments

WELCOME TO OUR EXHIBITION



Newlands Developments is bringing forward indicative plans for a high-quality employment site on Land South of Dearne Valley Parkway.

The proposals seek to provide up to 204,000sqm of industrial and logistics floorspace for Barnsley and the wider South Yorkshire region: providing an opportunity to deliver much-needed, high-quality employment.

Located on land off the A635, adjacent to the Aldi Goldthorpe Distribution Centre, the site would support approximately 1,200 direct long-term jobs for Barnsley in a diverse range of positions in addition to an estimated 1,350 direct jobs during the construction phase.

We are working closely with Barnsley Council officers and other key stakeholders to ensure we provide a scheme, that is guided by the Goldthorpe Masterplan Framework, and benefits the local community through sustainable economic growth, whilst protecting the natural environment surrounding the site.

We are committed to consulting with the community to ensure that residents are aware and informed of our proposals for Dearne Valley.

We welcome your feedback on our plans and encourage you to provide your comments.

Our consultation will run from **Thursday 12th January – Thursday 26th January** and you can submit your feedback several ways:

- Visit our project website at: www.goldthorpe.consultationonline.co.uk and fill in the online feedback form.
- Fill in a printed feedback form before you leave.
- Email our consultation inbox: feedback@consultationonline.co.uk
- Call us on: 0800 298 7040

WWW.GOLDTHORPE.CONSULTATIONONLINE.CO.UK

ABOUT US



Newlands Developments is a specialist industrial and logistics developer based in Rugby who have been working within the sector for over 20 years.

Our team comprises 17 employees who work across Development, Planning, Construction, Project Management and Finance to deliver large-scale commercial projects across the UK.

We take a long-term interest in our sites while working closely with occupiers to ensure stewardship and legacy.

Newlands Developments has a strong track record having delivered 27 million sq ft of employment uses, including major projects at East Midlands Airport, Rugby, Coventry, Peterborough & Northampton.

Our Track Record

Hoyland West, Barnsley

Hoyland West comprises 1.1 million sq ft of employment floorspace with a mix of uses and unit sizes. With three plots set to be delivered in accordance with the Hoyland West Masterplan put forward by Barnsley Council, the scheme will offer approximately 2,000 FTE jobs in addition to significant improvements to local infrastructure.

Warth Park, Northampton (see above image)

Warth Park consists of two phases of development with 1.5 million sq ft granted in 2012 and a further 1 million sq ft consented in 2017. The scheme incorporates a 50-acre country park which includes new foot paths, cycle paths and a green living bridge. Employing over 2,000 people, Warth Park hosts a number of occupiers including DPD, Dr Martens, DSV and Howdens.

POLICY CONTEXT

The proposed site off the A635 is allocated for employment uses under Policy ES10 in the adopted Barnsley Local Plan (2019).

Our vision for the site has been guided by the Goldthorpe Masterplan Framework that was prepared by Barnsley Council in September 2021.

Our proposals generally accord with the Goldthorpe Masterplan Framework as set out in the table below and we are in discussions with Barnsley Council to understand how the hybrid planning application can better respond to current occupier demand, with regards to the height of the proposed buildings.



Design Elements	Goldthorpe Masterplan Framework	Proposed Development
Connectivity	The existing Public Right of Way (PROW) should be incorporated into the design.	Our scheme will retain and improve the PROW and introduce new cycle and pedestrian connections into Goldthorpe Town.
Landscape	The existing woodland and hedgerows on the site's periphery & the hedgerow in the north-west corner of the site should be retained.	These areas of vegetation will be protected, where possible, and will help integrate the development into the surrounding area in landscape and ecological terms.
Biodiversity Net Gain	Achieve at least 10% Biodiversity Net Gain (BNG).	The scheme will achieve a minimum of 10% BNG.
Appearance	Grey and blue cladding should be considered	This level of detail will be considered at the reserved matters application stage.
Access	Provide appropriate access to housing allocation H551 in the Local Plan from Billingley View.	Land has been safeguarded to facilitate this access.
Green space	Carr Dike should be retained and a habitat corridor (at least 8m in width) should be created.	Carr Dike will be retained as part of the proposals, and the average corridor width is significantly greater than 8m.
Sustainability	Consideration should be given to Sustainability standards.	The proposed scheme will exceed adopted planning policy requirements with a minimum of BREEAM 'Excellent'.

THE PROPOSALS



- Up to 204,000sqm of B2/B8 employment space across four development zones
- A new access road into the site from the A635 via the approved roundabout
- Minimum 10% Biodiversity Net Gain
- Landscape mitigation in the form of strategic planting and earth bunds
- Extensive tree planting and 38.13ha of landscaping across the site.
- Enhanced habitat corridor between 80m-150m in width along Carr Dike that will be improved with additional native planting.
- Retained and improved Public Rights of Way

RESPONDING TO PREVIOUS CONSULTATION BY BARNSELY COUNCIL



We have reviewed the local community feedback received during the six-week consultation period for the Goldthorpe ES10 Masterplan Framework held between 25th January and 8th March 2021

During the consultation the key issues raised included:



Impact on the existing landscape setting



Impact on wildlife in the proposed site and surroundings



Traffic impact on local road network



Air quality impacts



Impact on existing residential areas and school buildings

How we have listened:

The proposal is being informed by a Landscape and Visual Impact Assessment to understand how the development would sit within the surrounding landscape.

A qualified ecologist will advise us of a strategy to retain the green wildlife corridor running through the site, as well as achieve a minimum 10% increase in Biodiversity Net Gain.

Building on the previous transport modelling work, a Transport Assessment/Travel Plan will look in detail at:

- Traffic impacts and the implications of the development on the surrounding highway network;
- Explore opportunities to encourage journeys by sustainable modes of transport;
- Understanding the highway situation at Hickleton and Marr.

The scope of an Air Quality Assessment has been agreed between our air quality consultants and Barnsley Council and will identify a suitable mitigation package.

Consideration will be given to the relationship between the proposed employment units and neighbouring residential uses and nearby school. Lighting and noise assessments will be undertaken, and suitable landscape buffers provided.

We have taken onboard the comments and concerns raised by local people and, where possible, we will strive to accommodate these in the hybrid planning application.

WWW.GOLDTHORPE.CONSULTATIONONLINE.CO.UK

ECONOMY AND JOBS

Our proposals for Goldthorpe represent a unique opportunity to deliver a range of economic benefits across a variety of scales in the South Yorkshire region.

Newlands Developments has been working closely with Barnsley Council to ensure our scheme contributes to the wider objectives of the Goldthorpe Towns Fund. The proposed development will not only create new employment opportunities and attract inward investment into the area but will also contribute to an increase in business activity that will encourage more spending in the local economy of Goldthorpe, Thurnscoe and Bolton upon Dearne.

This long-term investment in Goldthorpe therefore aligns with the Council's ambition for the site.

Furthermore, given the scale of the site, there is potential to create 1,200 direct high quality and skilled jobs for Barnsley that are diverse and well-paid. These could be: transport managers and warehouse operators, operational managers, planning managers, engineers and health and safety officers.



The strength of the Industrial & Logistics (I&L) sector

The industrial and logistics sector has been recognised as 'critical national infrastructure'. I&L is one of a few major sectors that has invested more heavily in the Midlands & North over last 5 years with 70% of I&L demand generated in these areas.

Supporting over 3.8 million jobs across England, the industrial and logistics sector is a rapidly growing industry with demand increasing for skilled employees, as well as additional floorspace.

The delivery of the employment land at this site will be a major catalyst for future economic growth.

DEARNE TOWNS:



BARNSLEY:



SOUTH YORKSHIRE:



SUSTAINABILITY



Our proposals have been designed to sensitively consider the surrounding environment.

We have sought to create a scheme that responds positively to the surrounding environment by respecting the site and its surroundings: incorporating high quality green infrastructure and embracing low carbon energy opportunities in support of the Council's 2030 vision.









A key objective of the Goldthorpe Masterplan Framework is to protect and improve the countryside and natural environment while maximising opportunities for biodiversity gains.

As part of our planning application, we will prepare an Environmental Impact Assessment to comprehensively assess the key environmental effects of the development and agree appropriate mitigation measures.

Retention of the majority of the existing trees and hedgerows, in addition to creating a strong network of multi-functional green spaces, will ensure the plans remain sensitive to the surrounding environment. Where trees are lost, these will be compensated for with native tree planting in the extensive proposed landscaping areas, including along Carr Dike.

The multi-functional green spaces will comprise of water elements, such as wetlands, and drainage facilities as well as incorporating the existing Carr Dike alignment.

How we have considered our environmental impact:

 BREEAM Minimum BREEAM 'Excellent' rated buildings to promote high energy performance, water use reduction and on-site renewable energy generation.	 Minimum EPC rating of Band A.	 All electric buildings with air source heat pumps and PVs.	 Electric Vehicle Charging Points provided on site as standard.
 Promoting sustainable transport options including walking and cycling.	 New and replacement biodiverse landscaping and delivery of 10% Biodiversity Net Gain.	 Sustainable drainage strategy delivering flood risk mitigation and betterment as well as biodiversity benefits.	 Net Zero Carbon Development.

TRANSPORT AND HIGHWAYS



Providing new high-quality connections and improving existing links that will allow future employees to travel to work by foot, bike or public transport.

Not only do our plans seek to provide suitable access and highways connections to the site, but they also promote sustainable transport options including walking, cycling, and bus travel. Enhancements will be considered to existing public right of ways in the context of becoming sustainable and creating active travel links to support the development of the Travel Plan.

From a highway perspective, a new roundabout, which is in the process of being constructed, will provide access to the site and help Barnsley Council achieve its aim of unlocking potential for the A6195/A635 to become part of the Dearne Valley Economic Growth Corridor.

Highways impact

Building on the previous transport modelling work, a Transport Assessment/Travel Plan will look in detail at:

- Traffic impacts and the implications of the development on the surrounding highway network.
- Explore opportunities to encourage journeys by sustainable modes of transport.
- Understand the highway situation at Hickleton and Marr.



SOCIAL VALUE



Our aim is to deliver a development that benefits the surrounding communities in a variety of ways.

While our scheme has a strong focus on delivering an allocated employment site that will drive economic growth and provide job opportunities for the local area, we want to ensure that we make a positive impact on the community that stretches beyond the site itself.

Benefits of the scheme will include:

Skills and Employment

- Working with Barnsley Council, local partners and further education providers to secure local employment.
- Commitment to a Skills and Training Plan secured via Legal Agreement.
- Training will be encouraged and supported onsite for both employees and subcontractors during the construction phase.

Community Activities/Facilities/Projects

- Strong communication with local residents, the local authority and other agencies.
- Locally sourced materials utilised on the project.

Education

- Forging Partnerships with local education providers
- Engagement with Youth Parliament

Case Study – Hoyland West

Our site at Hoyland West demonstrates the ways in which our developments can generate social value in a number of ways. For instance, our contractors were involved in community activities, such as offering improvements to Tankersley St Peters C of E Primary School and the local Archery Club. From an education perspective, we attended virtual careers fairs at Sheffield Hallam, Nottingham Trent University and Loughborough University and offered Year In Industry Placements to students. During the construction phase the site employed 549 people from within a 30-mile radius as well as local supply chain procurement from local businesses.

We fully expect the same localised benefits to be realised at Land South of Dearne Valley Parkway.

TECHNICAL



We are aiming to submit a hybrid planning application to Barnsley Council in February 2023

As part of this hybrid planning application, we will be undertaking several studies that will support the application and help with the determination process.

Our technical work will include documents such as:

- Environmental Impact Assessment
- Landscape and Visual Impact Assessment
- Transport Assessment/ Travel Plan
- Air Quality Assessment
- Lighting and Noise Assessment
- Flood risk and Drainage Assessment
- Ecological Assessment including the Biodiversity Net Gain Calculation,
- Heritage Assessment including Archaeological and Historic Buildings
- Geo-Environmental Survey
- Trees and Hedgerow Survey
- Soils and Agricultural Land Assessment

These studies will cover all the relevant aspects of our planning application, identify any potential issues, and specify any mitigation measures to be put in place.

In line with Barnsley Council's Statement of Community Involvement, once our application has been submitted, the council will consult with appropriate individuals, groups and other stakeholders. This will be through a variety of channels such as letters and site notices and will help to gain any information that will assist with the determination of the planning application.

NEXT STEPS



Thank you for taking the time to visit our exhibition.

We want to hear from local people about our plans ahead of submitting a planning application to Barnsley Council.

Your views and aspirations for the site will be taken into account and we will ensure that you continue to be as the scheme develops.

The next stage of the process will be the submission of a hybrid planning application to Barnsley Council early this year.

Autumn - Winter 2022

January 2023

February 2023

Summer 2023

Autumn 2023

Evidence gathering and ongoing consultation

In-person consultation event and collate feedback

Submit Hybrid Planning Application

Hybrid Planning Application Determined

Submit reserved matters application for first building

Contact us:

Telephone: 0800 298 7040

Write: Goldthorpe Consultation, BECG, WeWork,
29 John Dalton Street, Manchester, M2 6FW

Email: feedback@consultation-online.co.uk

Website: www.goldthorpe.consultationonline.co.uk