

Planning Statement

**Former Goldthorpe Primary School,
High Street, Goldthorpe**



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1. Introduction

Purpose of Statement

- 1.1 This Planning Statement accompanies a full planning application submitted on behalf of Warrior Developments Limited for the erection of a 1,979 sq.m (gross) retail unit (Use Class E) with vehicular and pedestrian accesses; parking; hard and soft landscaping; boundary treatments; trolley bay; electricity substation and associated works at the former Goldthorpe Primary School site, High Street, Goldthorpe.
- 1.2 The purpose of this statement is to assess the application proposals in the context of the adopted Development Plan in force for the area and other material considerations and should be read in conjunction with the following accompanying documentation:

Document	Author
Application Forms & Certificates	ELG Planning
Planning Drawings	Loroc Architects
Design & Access Statement	ELG Planning
Detailed Landscape Proposals	Rosetta Landscape Design
Flood Risk Assessment & Outline Drainage Strategy	Beam Consulting
Arboricultural Method Statement including Impact Assessment	Elliott Consultancy
Noise Assessment	Echo Acoustics

Transport Assessment	TPS
Travel Plan	TPS
Service Management Plan	Bryan G Hall
Preliminary Ecological Appraisal	Pennine Ecological

Structure of Statement

- 1.3 This Planning Statement is structured as follows:
- 1.4 **Section 2** provides a description of the site and surrounding area, including any relevant planning history.
- 1.5 **Section 3** sets out an overview of the development proposals.
- 1.6 **Section 4** outlines the relevant planning policy context.
- 1.7 **Section 5** assesses the proposed development in the context of the adopted Development Plan in force for the area and any other material considerations.
- 1.8 **Section 6** draws conclusions on the overall findings of the statement.

2. Site Context

Local Context

2.1 The application site comprises of a cleared parcel of land extending to approximately 0.95ha at the junction of High Street / Doncaster Road in the heart of Goldthorpe. The site was previously occupied by Goldthorpe Primary School, however, following the relocation of the school, it has been cleared in advance of redevelopment.

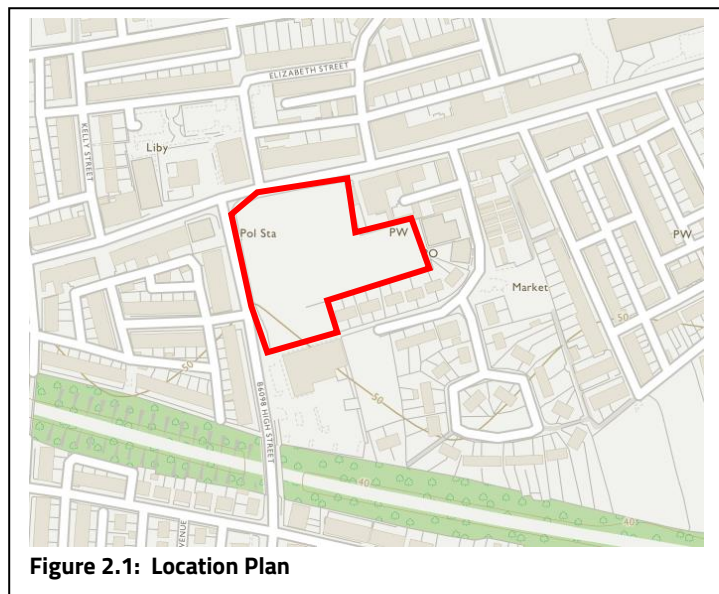


Figure 2.1: Location Plan

2.2 The site lies within Goldthorpe District Centre and there is an ASDA supermarket and residential properties on Market Street to the direct south of the site. The western boundary of the site is formed by High Street beyond which lies a terrace of retail and commercial properties. Goldthorpe Police Station lies on the opposite side of the High Street / Doncaster Road junction. Doncaster Road forms the northern boundary of the site and there is a row of retail and commercial properties flanking the northern side of the road opposite the application site.

Site Context

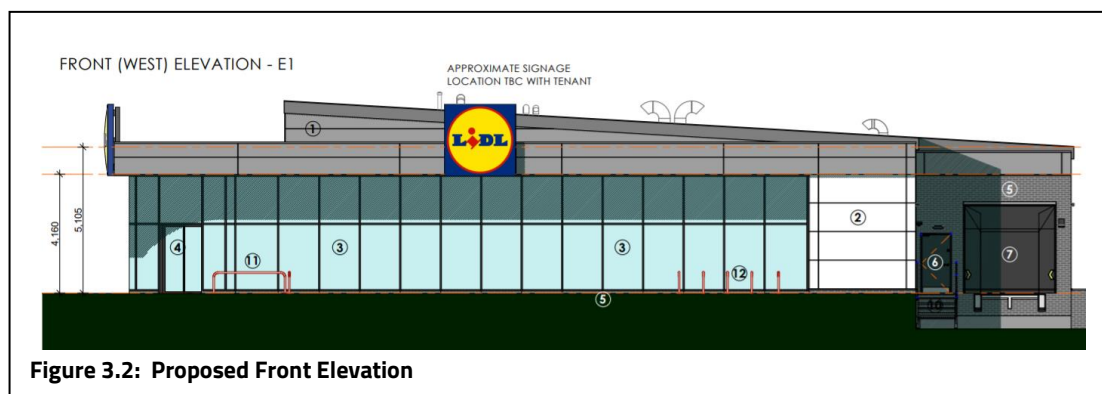
- 2.3 The former school buildings have now been cleared and the site is formed by areas of hardstanding and overgrown scrub vegetation. The site is broadly flat and the western and northern boundaries fronting High Street and Doncaster Road are formed by a low level red brick wall with pillars and metal railing infills, although this transitions to a solid brick wall towards the south western corner of the site. Vehicular access to the former school was achieved from High Street and there are also pedestrian access points on both High Street and Doncaster Road.
- 2.4 There is evidence of more mature tree and shrub planting to the eastern boundary adjoining St Mark's Methodist Church and the southern boundary with residential properties on Market Street and the ASDA Supermarket. There are also 3 No. Ash trees to the northern boundary of the site adjoining Doncaster Road.

Planning History

- 2.5 A full planning application for the erection of a 1,394 sq.m (gross) retail unit (Use Class A1) with access, car parking, hard and soft landscaping, trolley bays, electricity substation and associated works was approved by the LPA on 10th July 2020 (LPA Ref. 2019/0518).
- 2.6 A subsequent S.73 application for the variation of Condition 8 (Opening Hours) of planning permission 2019/0518 was approved on 1st October 2020 (LPA Ref. 2020/0765).

3. Proposed Development

- 3.1 The application site benefits from full planning permission for the erection of a retail unit extending to 1,394 sq.m (gross) and the principle of retail development on the site has been clearly established. The previously identified tenant for the site (Home Bargains) ultimately decided not to proceed following the grant of planning permission and the current application proposals represent a revised scheme for a discount foodstore (Use Class E) on the site for occupation by Lidl.
- 3.2 The proposed Class E foodstore will be located towards the eastern boundary of the application site and will have a total gross floor area of 1,979 sq.m. The principal elevation of the building will be predominantly formed by full height glazed curtain walling with the remaining elevations finished in insulated white metal cladding panels, which will transition to grey cladding panels close to the roof line. A low level ibstock blue engineering brick plinth will be provided close to ground level. The roof will slope from north to south and will be constructed from metal composite insulated roof panels. The roof covering, fascias and soffits will be coloured grey.



- 3.3 The main customer car park will accommodate a total of 121 spaces and will be located to the front of the store, including disabled, family and EV bays. An upgraded vehicular access point will be created from High Street and pedestrian access will also be provided from both High Street and Doncaster Road. An area of public realm and an extensive band of soft landscaping including the retention of the 3 No. existing Ash trees will also be created to the northern edge of the site adjoining Doncaster Road, as well as the provision of further soft landscaping throughout the site.
- 3.4 The delivery bay will be provided to the side (south) of the store and will incorporate a graded ramp and manual dock levellers, negating the need for noisy scissor or tail lifts. A landscape buffer will be retained to the south of the building supplemented by additional tree planting and a 2.5m noise barrier will be provided to the edge of the delivery bay in line with the recommendations of the submitted Noise Assessment. A new electricity substation will also be provided towards the north western corner of the site adjacent to the existing site access.
- 3.5 The proposed foodstore will be occupied by Lidl who first entered the UK market in 1994 and now trade from approximately 900 locations nationwide currently holding a 6.2% share of the UK grocery market¹.
- 3.6 The Lidl model is based on simplicity and maximum efficiency at every stage of the process, enabling them to be able to offer high quality own brand products at the lowest prices. This is achieved through the use of extensive Europe-wide bulk purchasing, which enables Lidl to achieve significant economies of scale that can then be passed onto customers in terms of extremely competitive prices. The format of the stores and approach to the display and sale of products further supports Lidl's ability to be in a position to offer consistently low

¹ <https://www.kantar.com/inspiration/fmcg/2021-wp-new-baseline-for-uk-grocery-market-as-shopper-habits-stabilise>

prices. This '*deep discount*' format offered by both Lidl and Aldi is distinct from the mainstream supermarket operators such as Tesco, Sainsburys, ASDA and Morrisons in terms of the offer provided.

- 3.7 Lidl stores tend to offer a relatively limited range of primarily own branded products, which generally account for approximately 90% of all products in-store consisting of basic convenience goods sourced from Europe, in addition to bakery items; fresh fruit and vegetables; pre-packed meats; dairy goods and frozen food stuffs. Lidl offer only a limited range of comparison goods, which typically occupy approximately 15-20% of the sales area of the individual stores. The non-food items also tend to be one off special offers and, accordingly, there is no standard comparison goods range offered within the stores from week to week. These items are also sourced from across Europe and provided on a '*when it's gone, it's gone*' basis. Furthermore, in contrast to many traditional large format supermarkets, Lidl do not provide delicatessen, post office, pharmacy or other concessionary facilities within their stores.
- 3.8 The scale and format of Lidl stores means that they tend to provide a local shopping facility serving a catchment equating to an approximate 0-5 minute drive time from the site. The nature and type of retail offer provided by Lidl will ensure that the proposed store will act as a complementary addition to the existing retail offer in the area, as a significant proportion of customers will use the store as part of their main grocery shop taking advantage of the low prices and will then visit other retailers to fulfil their shopping needs, including other shops within Goldthorpe District Centre.
- 3.9 The proposed store will be open for a core period between 07.00-23.00 Monday to Saturday (inclusive of Bank Holidays) and for a six hour period between 10.00-17.00 on Sundays in line with Sunday Trading restrictions.

- 3.10 The proposed store will generate 40 FTE job opportunities and will include managerial and administrative positions in addition to positions such as store assistants and cashiers. Lidl also provide comprehensive management development and training programmes, which enhance staff skills and retention.

4. Planning Policy Context

General Principles

- 4.1 S.38(6) of the Planning and Compulsory Purchase Act 2004 states that the statutory Development Plan will continue to be the starting point for the consideration of planning applications for the development or use of land, unless material considerations indicate otherwise.
- 4.2 The Development Plan therefore provides the essential framework for planning decisions. When conflicts between Local Plan policies arise, decisions should be taken in the light of all material considerations, including local priorities and needs, guided by relevant national policy.

Development Plan

Barnsley Local Plan (2019)

- 4.3 The Barnsley Local Plan was adopted on 3rd January 2019 and sets out the key elements of the planning framework for Barnsley in the period to 2033.

4.4 The application site lies within Goldthorpe District Centre, as shown on the adjacent Policies Map extract.

4.5 The following policies of the adopted Local Plan are of relevance to the assessment of the current application proposals:

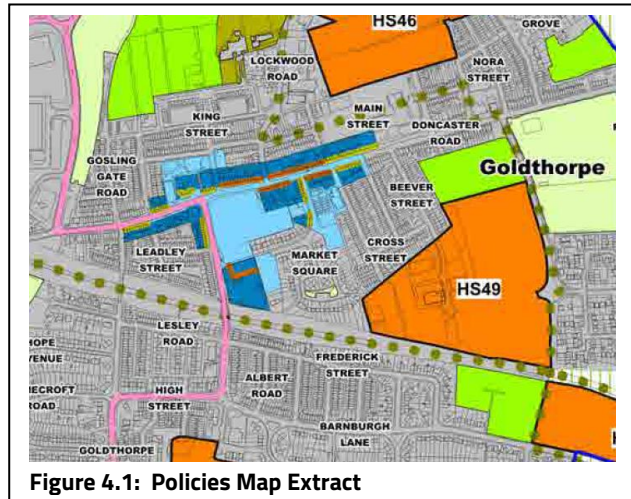


Figure 4.1: Policies Map Extract

- Policy SD1: Presumption in Favour of Sustainable Development;
- Policy GD1: General Development;
- Policy LG2: The Location of Growth;
- Policy T3: New Development and Sustainable Travel;
- Policy T4: New Development & Transport Safety;
- Policy D1: High Quality Design & Place Making;
- Policy TC1: Town Centres;
- Policy CC1: Climate Change;
- Policy CC2: Sustainable Design & Construction;
- Policy CC3: Flood Risk;
- Policy CC4: Sustainable Drainage Systems (SuDS);
- Policy RE1: Low Carbon & Renewable Energy;
- Policy BIO1: Biodiversity & Geodiversity

Material Considerations

National Planning Policy Framework (NPPF)

- 4.6 The revised version of the NPPF was published in July 2021 and sets out the Government's planning policies for England and how they should be applied. The NPPF is a material consideration in planning decisions.
- 4.7 The NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development and, in order to achieve this purpose, the planning system has three overarching objectives, which are independent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- a. **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b. **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c. **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using

natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.8 Paragraph 9 of the NPPF confirms that planning decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of an area.

4.9 At the heart of the NPPF is a presumption in favour of sustainable development and Paragraph 11 confirms that, for decision-taking, this means:

- Approving development proposals that accord with an up-to-date Development Plan without delay; or
- Where there are no relevant Development Plan policies, or the policies that are most important for determining the application are out-of-date, granting planning permission unless:
 - the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

4.10 Paragraph 12 of the NPPF reiterates that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take

decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

- 4.11 Paragraph 38 of the NPPF confirms that LPAs should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available and work proactively with applicants to secure development that will improve the social, environmental and economic conditions of the area. Decision makers at every level should seek to approve applications for sustainable development wherever possible.
- 4.12 The relevant areas of the NPPF will be referred to throughout this Planning Statement, as appropriate.

5. Planning Assessment

5.1 Having regard to the relevant policies of the adopted Development Plan and other material considerations, namely the NPPF, the key considerations in assessing the current proposals are as follows:

- Principle of Development;
- Highways;
- Design & Sustainable Construction;
- Impact on Residential Amenity;
- Flood Risk & Drainage;
- Biodiversity

Principle of Development

5.2 Policy LG2 of the adopted Barnsley Local Plan sets out the approach towards the location of new development in order to encourage development in specified locations to ensure that the spatial strategy for the Borough is achieved. Urban Barnsley will be the main focus for new development in the Region, with the Principal Towns, including Goldthorpe, being the main local focus for housing, employment, shopping, leisure, education, health and cultural facilities. The adopted Local Plan also seeks to give preference to the development of previously developed land in sustainable locations.

- 5.3 Policy TC1 sets out a hierarchy of centres across the Borough and confirms that support will be given to maintaining and enhancing their viability. Goldthorpe is identified as a District Centre, which have an important role serving localised catchments and meeting more local needs. To ensure that they fulfil this role and continue to complement and support the role of Barnsley Town Centre, Policy TC1 confirms that new retail and town centre development will also be directed to the District Centres, which will be expected to be appropriate to the scale, role, function and character of the centre in which such development is proposed.
- 5.4 The supporting text to Policy TC1 confirms that Goldthorpe is one of the larger District Centres within the Borough and is average in terms of vitality and viability. The Local Plan also makes reference to the Goldthorpe Masterplan which sets out a number of objectives for the centre, including improving public realm, new retail development and a public square, car park reorganisation and shopfront refurbishment. The supporting text also highlights the need to consolidate and improve the retail offer of the town centre to ensure its future viability and sustainability.
- 5.5 The current application proposals will secure the comprehensive redevelopment of the prominent former Goldthorpe Primary School site, which is a longstanding previously developed vacant site within the heart of the Principal Town of Goldthorpe. The proposed development involves the provision of new retail floorspace to enhance the overall vitality and viability of the District Centre and the proposals will clearly support the spatial strategy for the Borough aimed at directing new development to the most appropriate locations and encouraging the re-use of previously developed land in sustainable locations. A previous application for a 1,394 sq.m retail unit on site to be occupied by Home Bargains was approved by the LPA in July 2020 (LPA Ref. 2019/0518) and the principle of new retail development on this site has been clearly established. The Officer's Report to Committee

in relation to the previous application concluded as follows in relation to the principle of development:

'National and local retail planning policies are based around a town centre first approach with regards to the location of new developments. This is order to prevent the vitality and viability of existing centres from being undermined by out of centre developments. Because of this the proposal does not require either a sequential test, or a retail impact assessment.

The Goldthorpe Masterplan has not been adopted as an SPD so can be given only limited weight. However, it includes a vision for this former school site to be redeveloped with a 20,000sq ft (equivalent to 1,858 sq.m) supermarket, to help reduce trade leakage, together with 200 parking spaces, a new public square and a potential outdoor market area. The original scheme as proposed sought to deliver this floorspace in full but, following comments on the layout and ongoing discussions with the developer and anchor occupier, these smaller units were removed from the application. As a result the proposed now falls short, delivering 1,394 sq.m of retail floorspace. Nevertheless, it represents a significant investment in Goldthorpe and the layout which includes public realm and 154 car parking spaces can be said to be broadly in compliance with the aspirations of the masterplan. Therefore the proposed retail development is appropriate to the scale role, function and character of Goldthorpe District Centre and would enhance the vitality and viability in accordance with Local Plan Policy TC1.'

- 5.6 The previously identified tenant for the site (Home Bargains) ultimately decided not to proceed following the grant of planning permission and the current application proposals

represent a revised scheme for a discount foodstore (Use Class E) on the site for occupation by Lidl. The revised application proposals continue to represent substantial investment in the area and will deliver significant regeneration benefits through the comprehensive redevelopment of this prominent and highly accessible vacant site to provide a high quality, modern format discount foodstore to serve the residents of Goldthorpe. The proposals will also generate a large number of job opportunities for local people across a range of full and part time roles in an area where the unemployment rate is above the national average.

5.7 The site lies within the heart of Goldthorpe District Centre at the junction of High Street and Doncaster Road and it is clear that the proposals will enhance the retail offer of the District Centre, as well as securing additional national multiple retailer representation within Goldthorpe, which will clearly improve the attractiveness of the District Centre as a local shopping destination. The proposed development will also increase the overall turnover of the District Centre and will provide benefits to other businesses through linked trip spending. The proposals offer clear potential to generate such linked trips in view of the position of the site relative to the main shopping areas on High Street and Doncaster Road and the provision of extensive free parking, which will encourage customers arriving by car to dwell longer within the District Centre.

5.8 The provision of pedestrian access points onto High Street and Doncaster Road will provide legible routes between the application site and existing retail and commercial units within the wider District Centre and, accordingly, it is clear that the scheme offers obvious potential to generate such linked trips. The support for existing businesses through increased footfall may lead them to maintain their presence within Goldthorpe and may also serve to boost investor confidence in the local area and act as a catalyst for further inward investment into the town.

- 5.9 The current proposals will also lead to significant improvements to the shopping environment through the redevelopment of this longstanding vacant site with a well-designed retail development, including the provision of a new area of public realm and soft landscaping to the northern boundary of the site adjoining Doncaster Road.
- 5.10 The application proposals will therefore significantly enhance the vitality and viability of Goldthorpe District Centre in line with the objectives of Policy TC1 of the adopted Barnsley Local Plan and national guidance contained within the NPPF and are therefore considered to be entirely acceptable in principle, as acknowledged by the LPA in granting planning permission for an alternative form of retail development on the site.

Highways

- 5.11 Policy T3 of the adopted Local Plan sets out a number of principles that new development will be expected to adhere to in order to promote sustainable travel relating to the location of new development, parking requirements and the need for Transport Assessments and Travel Plans to support certain forms of development. Policy T4 of the Local Plan confirms that new development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.
- 5.12 The planning application is accompanied by a Transport Assessment prepared by TPS and the key findings can be summarised as follows:
- The proposals have been demonstrated to accord with both national and local transport policy, being in a location that is well connected with the surrounding

residential catchment, offering opportunities for walking, cycling and public transport trips to the site;

- An analysis of historic accident data suggests that there are no accident trends that might be exacerbated by the addition of development traffic;
- Trip generation has been determined using TRICS trip rates. Taking into account pass-by and diverted trips between the retail uses, and a robust assumption that all other trips are new to the network, it is anticipated the proposals might result in 18 new two-way vehicular trips in the AM peak, 34 new two-way vehicular trips in the PM peak and 44 new two-way vehicular trips in the Saturday peak;
- When considered in the context of the consented retail scheme on the site, the development proposals would result in 8 new two-way vehicular trips in the AM peak, but 10 fewer new two-way vehicular trips in the PM peak and 79 fewer new two-way vehicular trips in the Saturday peak;
- The impact of development at specific off-site junctions has been assessed, these junctions being the site access along with the Doncaster Road / Barnsley Road / High Street and Barnsley Road / B6098 junctions;
- Operational assessments of the junctions indicate that all junctions will operate satisfactorily in all peak periods with the addition of the development traffic, in both the current and design year;
- As part of the proposals, parking is being provided in line with Barnsley Metropolitan Borough Council's parking standards; and
- Swept path analysis has been undertaken to demonstrate that the proposed site layout is suitable to accommodate the types of vehicles that are likely to access the site

5.13 It is therefore clear that the proposals accord with the relevant highways-related policies of the adopted Development Plan and NPPF.

Design & Sustainable Construction

- 5.14 Policy D1 of the adopted Barnsley Local Plan states that development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive local character and features of Barnsley. Policy D1 also sets out a number of design principles that new development should adhere to in terms of its layout and design.
- 5.15 Paragraph 130 of the NPPF confirms that planning decisions should ensure that developments:
- a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and

- g. where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 5.16 Paragraph 131 goes onto acknowledge that trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.
- 5.17 The planning application is accompanied by a Design & Access Statement, which assesses the overall design approach that has been adopted. The statement clearly demonstrates that the application proposals will secure the comprehensive redevelopment of this prominent, derelict site with a well-designed and complementary retail development in terms of design, materials, scale, density, layout, building heights and mass that will have a significant positive impact on visual amenity and general perceptions of the local area.
- 5.18 The application is also supported by an Arboricultural Method Statement & Impact Assessment prepared by Elliott Consultancy and Detailed Landscape Proposals prepared by Rosetta. The Arboricultural Impact Assessment identifies that the proposed development will necessitate the removal of six individual trees within the site, with one of those trees classified as Category B; three as Category C and the remaining two trees as Category U. The remaining fifteen individual trees and four groups will be retained and measures are outlined to provide adequate protection during the construction period. The arboricultural impact assessment therefore concludes that, in arboricultural terms, the magnitude of impact from the tree removals is considered to be low. Nonetheless, the

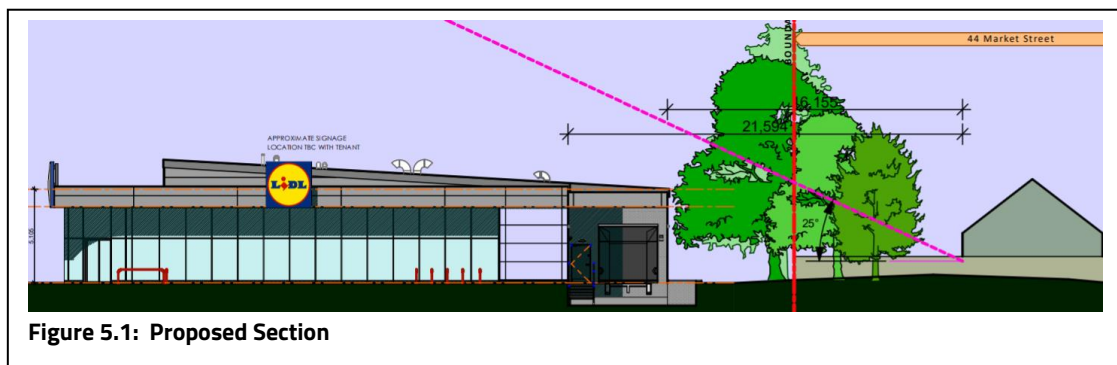
Detailed Landscape Proposals prepared by Rosetta illustrate that 10 No. native replacement trees will be provided as part of the development to offset the loss of the existing trees within the site, which will also provide biodiversity enhancement.

- 5.19 It is therefore evident that the proposals will deliver a high quality form of development that would fully accord with the design-related policies of the adopted Development Plan, as well as national guidance contained within the NPPF in this regard.

Impact on Residential Amenity

- 5.20 Policy GD1 of the adopted Local Plan sets out a number of general development management considerations that will be applied to new development proposals, including ensuring that there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.
- 5.21 The *'Residential Amenity & Siting of Buildings'* SPD (May 2019) sets out a number of design principles that will apply to the consideration of applications for non-residential buildings in proximity to existing residential properties. The guidance advises that development must ensure that a high standard of privacy, light and outlook is obtained for existing residents where they live in close proximity and confirms that any building at single or two storey height should be a minimum 25m from the windows of any habitable rooms in any nearby dwelling or the distance required by the 25 and 45 degree rules for access to daylight, whichever is the greater, although it is acknowledged that a design led solution can allow a relaxation of standards.
- 5.22 The side elevation of the proposed foodstore is approximately 16m from the rear elevation of the neighbouring properties on Market Street, however, as illustrated on the below

Proposed Site Section extract, the proposed development satisfies the 25 degree rule for access to daylight and the proposals will not therefore give rise to unacceptable impacts in this regard, particularly as the proposed retail unit lies to the north of the neighbouring properties. Moreover, as illustrated on the submitted Detailed Landscape Proposals drawing, a landscape buffer will be retained with additional tree planting along the shared boundary, which will help provide screening benefits and soften the visual impact of the proposed development. On this basis, it is not considered that the proposed development will give rise to unacceptable impacts on neighbouring residents in relation to privacy, light or outlook.



- 5.23 It is intended that the proposed store will trade and accept deliveries between the following hours and the applicant is willing to accept a condition to control trading hours and deliveries accordingly:

	Monday – Saturday	Sundays
Trading Hours	07.00-23.00	10.00-17.00 ²
Delivery Hours	06.00-00.00	09.00-18.00

- 5.24 It is acknowledged that activities associated with the operation and servicing of the proposed retail units could potentially impact on the amenities of neighbouring residents in

² Only open for 6 consecutive hours between these times in line with Sunday Trading restrictions

terms of noise and general disturbance. The planning application is therefore accompanied by a Noise Assessment Technical Memorandum prepared by Echo Acoustics, which demonstrates that noise associated with the general operation of the store, including slow moving vehicles in the car park, is unlikely to give rise to unacceptable impacts on the amenities of neighbouring residents within this busy urban location where a combination of noise from surrounding commercial uses, domestic activity and vehicle noise creates a highly variable and, at times, significantly elevated, prevailing noise environment.

- 5.25 The assessment highlights that sound levels associated with deliveries are likely to give rise to adverse impacts on neighbouring residents without mitigation. It is therefore proposed to provide a 2.5m '*absorptive*' noise barrier to the edge of the delivery bay, which will extend around the curve of the car park area immediately adjacent to the delivery area to attenuate the noise arising from the arrival, manoeuvring and reversing of delivery vehicles. The planning application is also accompanied by a Servicing Management Plan prepared by Bryan G Hall, which sets out a number of measures that will be implemented to limit noise created through delivery, refuse and servicing movements to further reduce the impact of such activities on the amenities of nearby residents. Moreover, it should be acknowledged that the site lies within a busy urban location with a significant volume of traffic using the local road network at all times. There will only be 1-2 deliveries per day associated with the proposed store with a duration of approximately 45 minutes and are therefore limited short term events, which, coupled with the proposed mitigation measures and prevailing noise environment, will ensure that delivery and servicing activities will not give rise to unacceptable impacts on neighbouring residents by virtue of noise and general disturbance.

- 5.26 The Noise Assessment also highlights that the construction of the proposed store may improve the noise situation of the bungalows on Market Street by acting as a screen for traffic and general traffic noise from High Street and Barnsley Road.
- 5.27 On this basis, it is not considered that the proposed development would give rise to significant adverse effects on the living conditions and residential amenity of existing and future residents and can therefore be seen to accord with the relevant adopted Development Plan policies in this regard.

Flood Risk & Drainage

- 5.28 The application site lies within Flood Zone 1, as shown on the adjacent Environment Agency Flood Map for Planning and is therefore at very low probability of flooding.

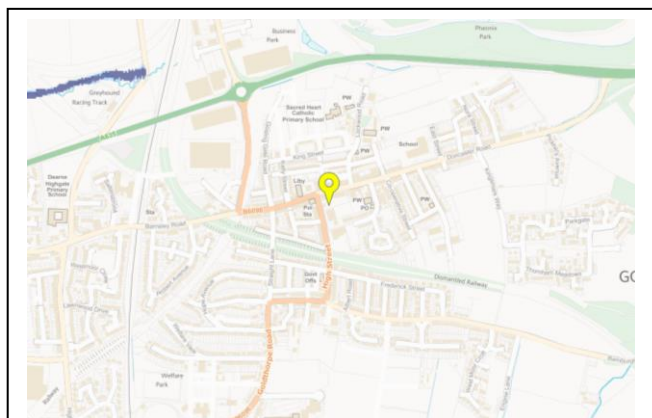


Figure 5.2: EA Flood Map for Planning

- 5.29 Policy CC3 of the adopted Local Plan confirms that the extent and impact of flooding will be reduced by, *inter alia*, expecting proposals over 1,000 sq.m floorspace or 0.4 hectares in Flood Zone 1 to demonstrate how the proposal will make a positive contribution to reducing or managing flood risk and expecting all development proposals on brownfield sites to reduce surface water run-off by at least 30%. Policy CC4 of the Local Plan suggests that all major development will be expected to use Sustainable Drainage Systems (SuDs) to manage surface water drainage, unless it can be demonstrated that all types of SuDS are inappropriate.

- 5.30 The planning application is accompanied by a Flood Risk Assessment and Outline Drainage Strategy prepared by Beam Consulting, which confirms that SUDS systems are not suitable for the proposed development and, accordingly, the most feasible option would be to provide a surface water drainage system that will include on site attenuation and interceptor, prior to connecting into the flow control manhole. The surface water discharge will be into the existing surface water sewer located to the west of the site in High Street, utilising the existing connection. It is intended that foul water drainage from the development will be discharged into either of the existing foul water manholes onsite which then discharge into the foul water sewer to the west of the site in High Street utilising an existing connection. An Outline Drainage Strategy illustrating the proposed arrangements forms part of the planning application submission and details of the final drainage design can be readily controlled by way of condition if deemed necessary.
- 5.31 Having regard to the findings of the submitted FRA with Outline Drainage Strategy, it is considered that the application proposals would comply with the requirements of Policies CC3 and CC4 of the adopted Barnsley Local Plan.

Biodiversity

- 5.32 Policy BIO1 of the adopted Local Plan confirms that development will be expected to conserve and enhance the biodiversity and geological features of the borough by, *inter alia*, maximising biodiversity and geodiversity opportunities in and around new developments.
- 5.33 Paragraph 180 of the NPPF confirms that, when determining planning applications, if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

- 5.34 The planning application is accompanied by a Preliminary Ecological Appraisal prepared by Pennine Ecological. The assessment identifies that the extent of hardstanding areas associated with the former school largely remain, although amenity grassland areas have encroached, scrub has increased and the site has become a mosaic of habitats, all of which have very limited intrinsic botanical interest or ecological value. The assessment also indicates that there are no signs of badger activity across the site and the existing trees have negligible bat roost potential. It is identified that the proposals will include clearance of potential breeding bird habitats such as trees and scrub and it is therefore recommended that any such removal should take place outside the bird breeding season.
- 5.35 It is not therefore considered that the application proposals will give rise to harm to biodiversity interests and the submitted Preliminary Ecological Appraisal identifies that the Detailed Landscape Proposals incorporating native wildflower meadow areas and native shrubs / trees would provide biodiversity enhancement.
- 5.36 It is therefore evident that the application proposals would accord with Policy BIO1 of the adopted Barnsley Local Plan and guidance contained within the NPPF in this regard.

6. Conclusion

- 6.1 The current application proposals relate to the erection of a Lidl foodstore (Use Class E) on land at the former Goldthorpe Primary School, High Street, Goldthorpe.
- 6.2 The application site is a prominent, longstanding vacant parcel of land located within the heart of Goldthorpe District Centre. The current proposals will secure the comprehensive redevelopment of the site to provide a discount foodstore occupied by Lidl. The proposals will significantly enhance the retail offer of the District Centre, as well as securing additional national multiple retailer representation within Goldthorpe, which will clearly improve the attractiveness of the District Centre as a local shopping destination. The proposed development will also increase the overall turnover of the District Centre and will provide benefits to other businesses through linked trip spending. The support for existing businesses through increased footfall may lead them to maintain their presence within Goldthorpe and may also boost investor confidence in the local area and act as a catalyst for further inward investment into the town.
- 6.3 Moreover, the proposed development will lead to significant improvements to the shopping environment through the redevelopment of this longstanding vacant site with a well-designed retail development, including the provision of a new area of public realm and soft landscaping to the northern edge of the site adjoining Doncaster Road. The application proposals will therefore significantly enhance the vitality and viability of Goldthorpe District Centre in line with the objectives of Policy TC1 of the adopted Barnsley Local Plan and national guidance contained within the NPPF.

- 6.4 The redevelopment of this highly accessible site within Goldthorpe District Centre to deliver new retail floorspace will also clearly support the spatial strategy for the Borough aimed at directing new development to the most appropriate locations and encouraging the re-use of previously developed land in sustainable locations. The application proposals also represent substantial investment in the area and will deliver significant regeneration benefits through the comprehensive redevelopment of this prominent and highly accessible vacant site to provide new foodstore provision to serve the local area. The proposals will also generate a large number of job opportunities for local people across a range of full and part time roles in an area where the unemployment rate is above the national average.
- 6.5 The suite of technical documentation that accompanies the application submission also demonstrates that the proposals represent a high quality form of design and will not give rise to unacceptable impacts in respect of highways, residential amenity, biodiversity or flood risk and drainage.
- 6.6 The application proposals therefore represent a highly sustainable form of development that will deliver a number of clear and substantial social, environmental and economic benefits and would accord with the adopted Development Plan in force for the area. We would therefore respectfully request that the LPA resolve to grant planning permission at the earliest opportunity subject to any conditions deemed appropriate.