

Planning Statement

Former Goldthorpe Primary School,
High Street, Goldthorpe



ELG

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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 1,394 sq.m (gross) retail unit (Use Class A1) and a terrace of 5 No. A1 / A2 / A3 / A4 / A5 units (465 sq.m gross) with access, car parking, hard and soft landscaping, trolley bays, 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

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 the village of Goldthorpe. The site was previously occupied by Goldthorpe Primary School, however, following the relocation of the school, it has recently been cleared in advance of redevelopment.

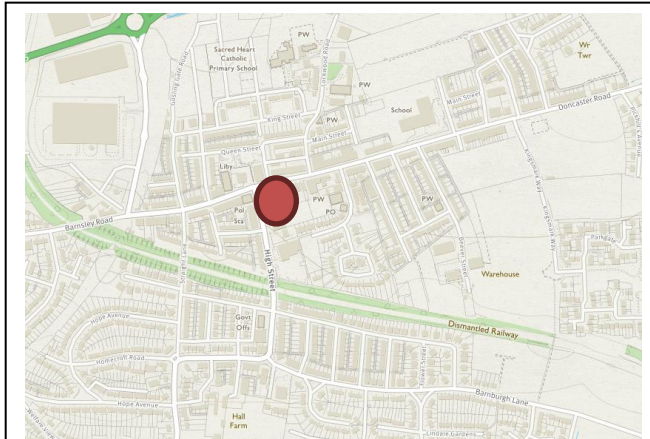


Figure 2.1: Location Plan

- 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 There is no planning history relating to the site of relevance to the current application proposals, however, pre-application advice was sought from the LPA prior to the submission of the application. The response highlighted that there is support for increased retail provision in Goldthorpe and, as such, the proposals are acceptable in principle. The advice also provided comments on highways, design, noise impact and flood risk / drainage which have been fully addressed by the suite of technical documents that accompany the application.

3. DEVELOPMENT PROPOSALS

- 3.1 The current application proposals involve the redevelopment of the site to provide a Class A1 retail unit (1,394 sq.m gross) to be occupied by Home Bargains and a terrace of 5 No. A1 / A2 / A3 / A4 / A5 units (465 sq.m gross) with access, car parking, hard and soft landscaping, trolley bays, electricity substation and associated works.



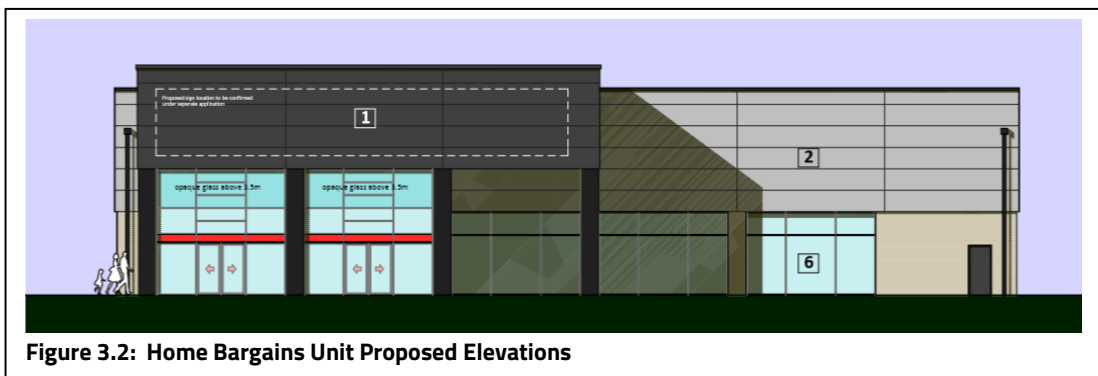
Figure 3.1: Proposed Site Plan

Class A1 Retail Unit (Home Bargains)

- 3.2 The proposed Class A1 retail unit will be located towards the eastern boundary of the application site and will have a total gross floor area of 1,394 sq.m (15,000 sq.ft). The principal elevation of the building will be of a facing brickwork construction to the lower level with horizontal composite

cladding panels to the upper parts of the elevation. An anthracite grey composite cladding entrance feature will also be incorporated into the principal elevation to define the customer entrance to the store, which is formed by a pair of automatic sliding doors set within a double height glazing feature. A number of large display windows will also be provided within the front elevation to provide visual interest, views into the store and natural light.

- 3.3 The external appearance of the side (north) elevation of the building fronting the customer car park and public realm areas to the north eastern corner of the site will reflect the principal elevation of the building, incorporating large display windows, signage and matching materials. The south and eastern elevations fronting the service vehicle access and yard associated with the unit will be of a facing brickwork and built-up profiled cladding construction and will also accommodate a number of service doors.



- 3.4 The unit will be occupied by Home Bargains, who are one of the largest discount retailers in the country. The company began trading in Liverpool as TJ Morris over 40 years ago and now now boasts over 400 stores and employs more than 17,000 staff, making Home Bargains one of the largest privately owned companies in the UK. Home Bargains have ambitious expansion plans and are planning to grow to 800 stores, employing over 30,000 staff. The current proposals for part of Home Bargains' expansion plans for South Yorkshire, with the nearest stores to the application site currently located in Thurnscoe, Conisborough and at Centurion Retail Park, Doncaster.

3.5 Home Bargains carries a wide range of top quality, high street brands and the principal product range of a typical store includes the following:

- Household Items;
- Health & Beauty Products;
- Toys & Games;
- Pet Items;
- Baby / Nursery Products;
- Homeware;
- Home Improvement & Garden Products;
- Food & Drink Items;
- Seasonal Products

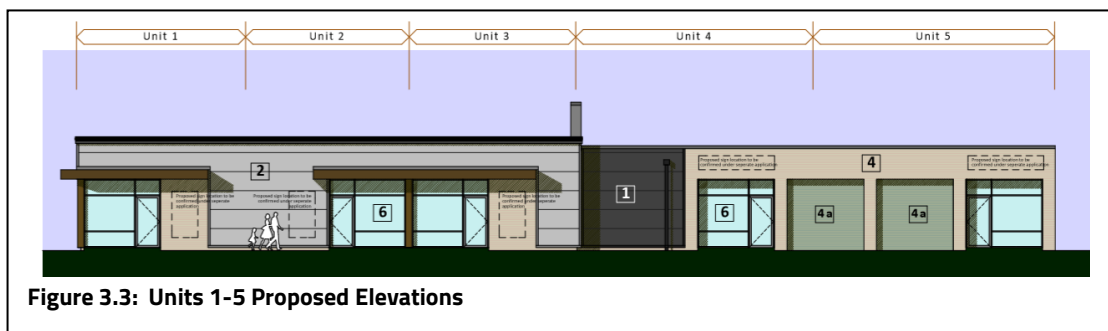
3.6 This product range is required to attract customers to the store on a very specific business model. Home Bargain's strategy is to sell the best branded products at the lowest possible price and, in order to sell a product, it generally needs to be between 10% and 30% cheaper than elsewhere.

A1 / A2 / A3 / A4 / A5 Terrace

3.7 The proposals also involve the erection of a terrace of 5 No. retail / commercial units to the northern edge of the site adjoining Doncaster Road. The individual units will each be 93 sq.m gross (1,000 sq.ft) in size and, as end operators have not yet been secured for these units, approval is sought for a flexible range of main town centre uses (Use Classes A1-A5) to enhance the marketability of the individual units.

3.8 The proposed terrace will be single storey in height and the form, layout and external appearance of the terrace is defined by two distinct elements. The western section of the building accommodating Units 1, 2 & 3 incorporates a mono-pitch roof design and the principal elevation, which faces the

customer car park, will be primarily finished in silver coloured composite cladding panels with facing brickwork insets adjacent to the entrances to Units 1 & 3. Powder coated aluminium shopfronts with canopies above will also be provided to define the entrances to the individual units. The transition between the two elements of the building will be defined by horizontally laid composite cladding panels. The eastern section of the building accommodating Units 4 & 5 will be primarily of a facing brickwork construction with two large contrasting brick panels provided between the individual units to add visual interest. The design and proportions of the individual shopfronts will match those of Units 1-3 with a signage zone above.



- 3.9 A horizontally laid composite cladding panel feature will wrap around the north eastern corner of the building and will incorporate a signage zone fronting Doncaster Road. The northern elevation of the eastern section of the building will be primarily finished in facing brickwork and will accommodate 2 No. large glazing panels to add visual interest and break up the elevation. A decorative composite cladding fin will mark the transition between the eastern and western sections of the building and will also provide an area for signage for future retailers. The western section of the building will be finished in silver coloured composite cladding panels with facing brickwork and will also incorporate glazing panels.

Associated Works

- 3.10 The main customer car park will accommodate a total of 155 spaces and will be located to the front of the proposed retail units. A new 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 will also be created to the north eastern corner of the application site, which will be accessed from Doncaster Road.

- 3.11 A dedicated service yard will be provided to the rear of the Home Bargains and will be enclosed by a 2.5m noise barrier in line with the recommendations of the submitted Noise Assessment. A trolley park area will be provided to the north of the proposed Home Bargains unit and a new electricity substation will also be provided towards the north western corner of the site adjacent to the existing site access. The refuse area serving the terrace of retail units will be provided adjacent to the new substation.

4. PLANNING POLICY CONTEXT

General Principles

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 indicates 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 (January 2019)

- 4.3 The new 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. The following policies of the adopted Local Plan are of relevance to the assessment of the current application proposals:

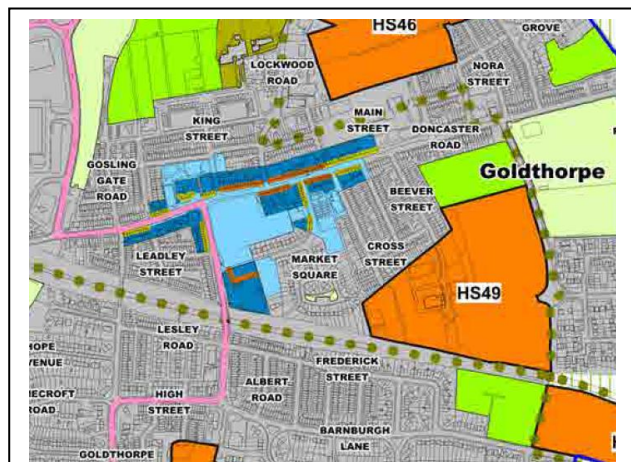


Figure 4.1: Policies Map Extract

- 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

Material Considerations

National Planning Policy Framework (NPPF)

- 4.5 The revised National Planning Policy Framework was published in February 2019 and sets out the Government's planning policies for England and how these should be applied. The NPPF must be taken into account in preparing Development Plans and is a material consideration in planning decisions.
- 4.6 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 interdependent and need to be supported 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 type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and co-ordinating 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 a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;
- c. **An environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.7 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.

4.8 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 which 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 in the Framework taken as a whole

4.9 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, 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.

4.10 The NPPF also advises that local planning authorities should approach decisions on proposed development in a positive and creative way. Decision-makers at every level should seek to approve applications for sustainable development where possible.

4.11 The specific policy areas of the NPPF will be referred to, where appropriate, throughout this Planning Statement.

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;
- Impact on Trees

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. The application proposals 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 retail scheme anchored by a 1,394 sq.m Home Bargains unit. 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.
- 5.6 The proposed development will provide a total of 1,859 sq.m (gross) of retail and commercial floorspace across the site, including a standalone 1,394 sq.m (gross) unit to the eastern edge of the site that will be occupied by Home Bargains. Home Bargains are one of the largest discount retailers in the country and the current proposals form part of their on-going expansion plans in South Yorkshire, with the nearest stores to the application site currently located in Thurnscoe,

Conisborough and at Centurion Retail Park, Doncaster. 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. 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.

- 5.7 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 and commercial development, including the provision of a new area of public realm to the north eastern corner 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 and are therefore considered to be entirely acceptable in principle, as acknowledged by the LPA at pre-application stage.

Highways

- 5.8 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.
- 5.9 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. Applying a modest reduction to take account of linked 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 44 two-way vehicular trips in the AM peak, 90 two-way vehicular trips in the PM peak and 170 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. This is considered to be a particularly robust assessment as the

development trip generation considered in these operational assessments considered that all trips associated with the development proposals are new to the network;

- As part of the proposals, parking is being provided over and above Barnsley Metropolitan Borough Council's parking standards, in order to provide an enhanced town centre parking offering, to encourage the viability and sustainability of the wider town centre; 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.

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

Design & Sustainable Construction

5.11 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.

5.12 Paragraph 124 of the NPPF also confirms that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 127 goes on to advise 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 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 arrangements 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 spaces) 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 where crime or disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

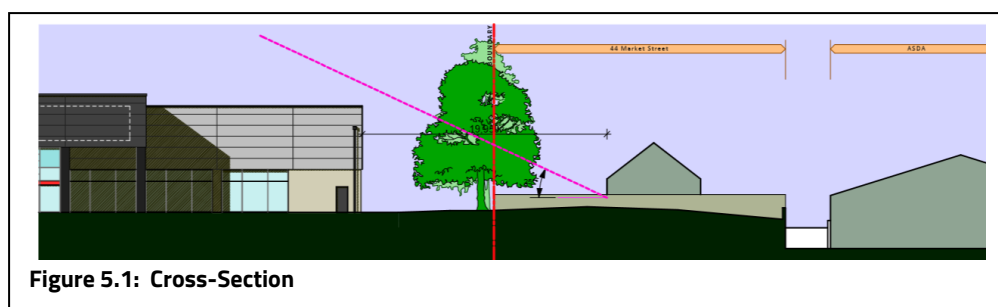
5.13 The planning application is accompanied by a Design & Access Statement, which assesses the overall design approach that has been adopted. The statement clearly demonstrates that the application proposals will secure the comprehensive redevelopment of this prominent, derelict site with a well-designed 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. It is therefore evident that the proposals 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

5.14 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.

- 5.15 The '*Residential Amenity & Siting of Buildings*' SPD (March 2012) 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 SPD sets out guidelines for non-residential buildings to ensure that high levels of privacy, light and outlook are maintained for neighbouring residential properties 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. The SPD does however suggest that these standards may be relaxed in town centre environments / high density areas and that development employing screening may allow closer spacing.
- 5.16 The side elevation of the proposed Home Bargains unit is 20.0m 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, the existing tree planting along the shared boundary will be retained and additional tree planting will be provided, 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.



- 5.17 It is also acknowledged that activities associated with the operation and servicing of the proposed retail units could potentially impact on the amenities of neighbouring residents in terms of noise and general disturbance. The planning application is therefore accompanied by a Noise Assessment prepared by Echo Acoustics, which indicates that the operation of the proposed Home Bargains unit may give rise to limited short duration disturbance for local residents but would also improve the noise situation for properties on Market Street as the proposed buildings will act to screen traffic and general urban noise from High Street and Doncaster Road. It is therefore concluded that, subject to the provision of the noise control measures outlined within the assessment, the proposed development can be suitably integrated into the local environment.
- 5.18 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

- 5.19 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.

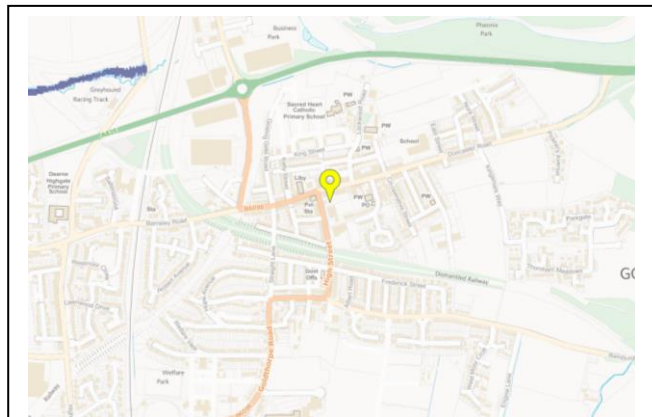


Figure 5.2: EA Flood Map for Planning

- 5.20 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.

- 5.21 The planning application is accompanied by a Flood Risk Assessment with Outline Drainage Strategy prepared by Beam Consulting. The FRA confirms that the application site is at very low risk of flooding and that no flood protection measures are required. The proposed site levels will be similar to the existing site, although it is recommended that the proposed building floor level should be higher than the existing levels.
- 5.22 In terms of surface water drainage, the FRA concludes that the use of site infiltration and other similar SuDS systems are not suitable for the proposed development. The FRA therefore proposes that the provision of on-site attenuation and an interceptor with discharge into the existing surface water sewer located to the west of the site in High Street. The discharge rate will be limited to 4.92l/sec by way of a flow control. It is intended that foul water will be discharged into the foul water sewer to the west of the site in High Street.
- 5.23 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.

Impact on Trees

- 5.24 The application site contains a number of semi-mature, early-mature and mature trees and the planning application is therefore accompanied by an Arboricultural Method Statement & Impact Assessment prepared by Elliott Consultancy.
- 5.25 A total of 12 individual trees and two groups of trees will be removed to facilitate the proposed development. Six of the trees requiring removal are semi-mature and early mature species that

have been classified as Category B. A further four trees to be removed have been classified as Category C and the two remaining trees are classified as Category U.

- 5.26 However, it is intended that one of the Category B Ash trees to the Doncaster Road frontage of the site will be retained, as well as a number of other trees located towards the rear of the site, which will help to screen the proposed service area associated with the Home Bargains retail unit. The submitted Arboricultural Method Statement & Impact Assessment sets out a number of recommendations and measures to ensure that the retained trees are protected, including any special construction measures to be utilised.
- 5.27 It is acknowledged that the proposed tree loss represents an adverse impact of the proposals, although six of the twelve trees to be removed have been classified as either Category C or Category U and are therefore of low quality and value or of such a condition that any existing value would be lost within ten years. Moreover, the planning application is accompanied by a soft landscaping scheme prepared by Rosetta Landscape Design showing replacement tree planting to be provided to offset the loss of the existing trees. A total of 20 new trees will be provided, including Field Maple, Silver Birch, Ornamental Pear and Swedish Whitebeam. The new trees will predominantly be provided to the High Street frontage and towards the rear of the site to screen the existing service yard.
- 5.28 It is recognised that the loss of existing trees across the site represents an adverse impact of the current application proposals. However, a number of these trees are of low quality and value and the removal is entirely necessary to ensure that the comprehensive redevelopment of this unsightly site at a highly prominent location within Goldthorpe District Centre can proceed. It is wholly evident that the loss of existing trees across the site would not outweigh the clear and substantial social, environmental and economic benefits arising from the proposed development, particularly in the context of the replacement tree planting that will be provided as part of the development proposals. On this basis, it is clear that the loss of existing trees would not form a justifiable basis for withholding planning permission for the proposed development.

6. CONCLUSIONS

- 6.1 The current application proposals involve the erection of a 1,394 sq.m (gross) retail unit (Use Class A1) and a terrace of 5 No. A1 / A2 / A3 / A4 / A5 units (465 sq.m gross) with access, car parking, hard and soft landscaping, trolley bays, electricity substation and associated works at the former Goldthorpe Primary School site, 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 total of 1,859 sq.m (gross) of retail and commercial floorspace, including a standalone 1,394 sq.m (gross) unit to the eastern edge of the site that will be occupied by Home Bargains. 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 and commercial development, including the provision of a new area of public realm to the north eastern corner 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 a high quality retail scheme anchored by a 1,394 sq.m Home Bargains unit. 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 or flood risk and drainage. The proposals will result in the loss of existing trees across the site, however, a number of these trees are of low quality and value and their loss would not outweigh the clear and substantial social, environmental and economic benefits arising from the proposed development, particularly in the context of the replacement tree planting that will be provided as part of the development proposals.
- 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.