

Submitted via Planning Portal

Barnsley Metropolitan Council
Planning Department

4 February 2026

Our Ref: 8536

Dear Sir/Madam,

Application for Full Planning Permission – The Old Post Office, 600 Huddersfield Road, Haigh, Barnsley, S75 4DE

On behalf of our client, Tesla Motors Ltd, we are pleased to submit an application seeking planning permission for the installation of external lighting, to support the operational requirements of the consented electric vehicle charging hub at The Old Post Office, Huddersfield Road, Haigh.

Planning permission was granted in September 2023 under Ref: 2023/0507 for the installation of 12 Tesla Superchargers, 3 equipment cabinets, a DNO substation and associated landscaping, located within the existing car park of the Old Post Office Public House. The Officer Report acknowledged the site's suitability in terms of accessibility, landscape containment and minimal impact on the Green Belt, with the development deemed to fall under the scope of local transport infrastructure.

The approved scheme has now been implemented, and through operation it has been determined that improved lighting is required to ensure safe and secure use of the facility during evening and night-time hours.

Site Background and Context

The application site forms part of the existing car park associated with The Old Post Office Public House, located on the eastern side of Huddersfield Road (A637), immediately north of Junction 38 of the M1. The site is screened by trees along its boundaries and is set to the south of the existing car parking.

The site lies within the Barnsley Green Belt as identified in the adopted Local Plan, and the wider area is largely used for agricultural purposes. However, the established car park use, the site's modest scale, and its containment between two major highways mean it contributes very limited openness in Green Belt terms. This was accepted in the officer assessment of the approved supercharger development.

The site is not subject to any additional landscape, ecological, or heritage designations. The closest heritage assets are several Grade II listed buildings located over 300m away, with no functional relationship to the site.

Proposals and Justification

In summary, Tesla are proposing the following lighting installations:

- 13 No. Bollard Lighting
- 10 No. Column Luminaires

The proposed lighting is essential to ensure the safe and secure operation of the EV charging hub for users during hours of darkness. By enabling safe manoeuvring, pedestrian movement and vehicle charging, the lighting directly supports the functionality of local transport infrastructure. This accords with Local Plan Policy T4 (New Development and Highway Improvement), which supports proposals that ensure safe access and do not compromise highway users.

The proposed luminaires are designed to be directional and low spill, projecting no upward light and will be fitted with microwave presence detection to switch on automatically when the area is occupied. The bollard lighting will be automatically switched off between 2300hrs and 0700hrs using time switch controls. The proposals therefore accord with Local Plan Policies GD1 and D1, which require high quality design that respects local character and avoids adverse impacts on visual or residential amenity. -spill-quality design that respects local character and avoids adverse impacts on visual or residential amenity.

Green Belt Considerations

The lighting proposals represent a modest operational enhancement to an already approved EV charging development. In accordance with NPPF Paragraph 150(c), the scheme continues to constitute local transport infrastructure, which is not inappropriate in the Green Belt where openness is preserved.

The proposed bollards and slender lighting columns do not introduce material built form and will not affect the perceived openness of the site. The development remains entirely within the existing car park, an area already characterised by hardstanding, vehicle movements and EV infrastructure.

The Officer Report for 2023/0507 emphasised that the site's containment between the M1 and A637, combined with mature boundary vegetation and surrounding topography, significantly limits wider visibility. The addition of low level lighting does not materially alter this established baseline.

The proposal therefore complies with Local Plan Policy GB1, which seeks to protect the Green Belt from inappropriate development unless openness is preserved. As the lighting is functional, small scale and sensitively designed, any impact on openness is negligible.

Ecology

Ecological considerations were comprehensively assessed as part of the earlier approved application (Ref: 2023/0507), which was supported by an Ecological Impact Assessment, Biodiversity Net Gain Assessment, and related surveys.

The Council's Ecology Officer confirmed no objection to the development subject to adherence to the mitigation measures already secured through that consent.

The current proposal for lighting does not introduce any ground disturbance or habitat loss beyond those previously assessed. In accordance with Local Plan Policy BIO1, the ecological baseline and mitigation strategy established under the approved scheme remain valid, and no additional ecological assessment is considered necessary for this application.

Summary & Conclusion

The proposed lighting represents a proportionate, operationally necessary and policy compliant enhancement to an approved EV charging hub. The proposals are modest, fully contained within the existing car park, and sensitively designed to minimise visual and environmental effects. The application therefore accords with both the Barnsley Local Plan and the National Planning Policy Framework. The proposals therefore comply with Local Plan Policy GB1 and the NPPF's allowance for local transport infrastructure where openness is preserved.

In support of the proposals, the following documents are submitted alongside this cover letter:

- Charging Area Lighting Works Plan - RV2P-E01 Rev 06
- Commercial Bollard Specification Sheet – JCC Lighting
- Luminaire Specification Sheet – Kingfisher Lighting

We trust that the application meets the council's validation requirements, but should you require anything further please do not hesitate in contacting the undersigned.

Yours sincerely,

Tamsin Penberthy

Assistant Planner

Planning Potential

London

Enc.