

Proposal: Erection of Industrial Building

Site: Barrowfield Road, Platts  
Common Industrial Estate,  
Hoyland, Barnsley

Planning Statement



Planning and Development Consultant



**RTPI**

Chartered Town Planner

Report Title: Planning Statement

Client: Specialised Truck Services Ltd

Proposal: Erection of Industrial Building

Date: 27<sup>th</sup> April 2023

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Prepared by: Chris Jarvis MRTPI

Reviewed by:

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**2023\_81\_141\_1 - Site Location Plan**

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**BR07\_1 - Existing Site**

**BR07\_2 - Proposed Site**

**BR07\_3 - Proposed Layout**

**BR07\_4 - Proposed Elevations**

## **1. Introduction**

- 1.1 This report has been prepared on behalf of Specialised Truck Service Ltd, freehold owners of the application site.
- 1.2 This statement and accompanying documents provide details of the proposed development, an assessment of the potential effects of the proposed development and means by which these effects may be mitigated. The statement identifies relevant planning policy and other material considerations and considers the appropriateness of the proposed development in that context. The statement demonstrates that the proposed development complies with the requirements of the adopted development plan, comprises sustainable development and should be granted planning permission.

## **2. Background**

- 2.1. The application site has been subject to a small number of recent planning applications. A detailed planning history covering both the application site and the adjacent former training centre is provided at Section 5 of this Statement. The wider site of the former training centre is currently being developed to provide 14 new homes in accordance with planning permission RB2020/0414 (as amended).

## **3. Format of the Application**

- 3.1. This supporting statement describes the development and proposed use and seeks to demonstrate that the proposal comprises sustainable development.
- 3.2. The format of the application provides a description of the site at Section 4 and a detailed planning history at Section 5. A description of the proposed built development is provided at Section 6 along with a summary of potential environmental affects and proposed mitigation measures. Section 8 identifies relevant planning policies and other materials considerations. Section 9 of the report draws together the foregoing sections and provides an assessment of the proposed development in light of the adopted development plan and other material considerations.

3.3. The planning application comprises the following documents:

Document Type	Reference & Date (where applicable)	Description
Planning Application Forms	n/a	Completed planning application forms
Planning, Design and Access Statement	2023.78.134 April 2023	Statement setting out the proposed development and how that development complies with the requirements of adopted planning policy
Drawing	2023_81_141_1	Site Location Plan
Drawing	BRH/TS/125	Topographic Survey
Drawing	BR07_1	Existing Site
Drawing	BR07_2	Proposed Site
Drawing	BR07_3	Proposed Layout
Drawing	BR07_4	Proposed Elevations

Table 1 – Format of Planning Application

- 3.4. The Town and Country Planning (Development Management Procedure) (England) Order 2015(DMPO) requires all applications for major development or development within designated areas and with a floorspace greater than 100 square metres to be accompanied by a design and access statement.
- 3.5. The DMPO defines major development as, amongst other things, the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or development carried out on a site having an area of 1 hectare or more. This application proposes neither.
- 3.6. The application proposals do not comprise major development and are not located within a designated area. There is therefore no requirement for the applicant to prepare a Design and Access Statement. Nevertheless, Section 6 of this Statement describes the development proposals and sets out the design and access considerations which have informed the development of the proposals.

## 4. Site Location & Description of Development

### Site Location

- 4.1. The application site is located off Barrowfield Road, Platts Common Industrial Estate, Hoyland Barnsley S74 9TH.
- 4.2. The site lies wholly within in the administrative areas of Barnsley Metropolitan Borough Council with the centre of the site located at approximate grid reference 436775; 401360.
- 4.1. Barrowfield Road lies at the northern edge of the larger Platts Common Industrial Estate to the north of Hoyland, some 5.5-6km to the south east of Barnsley town centre. The centre of Hoyland lies approximately 1km to the south of the application site. The closest residential properties lie some 250m to the south of the application site, separated from those residential areas by the large scale, industrial units of the industrial estate.
- 4.2. The application site lies outside any areas designated at the local or national level for their ecological value.
- 4.3. The site lies outside any areas designated at the local or national level for their heritage value. The closest designated heritage assets are the Grade II Listed Hoyland Low Stand located some 600m to the south west of the application site and the Grade II Listed Wood Head Hall Farmhouse, located some 800m to the north east of the application site.
- 4.4. The application site lies outside any areas identified as being at risk of flooding. Please see Appendix 1 for further details.
- 4.5. The site lies centrally within the Treeton Conservation Area and with 4no. Listed buildings, including the Grade I Church of St Helen, located within 100m.

### Site Description

- 4.6. The site comprises the former premises of Ostcliffe Engineering Ltd.
- 4.7. The application site is an area of approximately 0.12 hectares of flat ground at an elevation of around 154.5m-155m above ordnance datum and comprises an area of impermeable hardstanding and a flat roofed office and workshop building measuring approximately 20m x 8m (160 square metres external) with a roof height of just over 3.5m above ground level. The application site falls within the definition of previously developed land.
- 4.8. The site is bounded to the east, north and west by a 2.4m high concrete post and wire mesh fence. The southern boundary is formed by a 2.4m high galvanised palisade fence. Along the northern

and western boundaries are found large mature trees. The southern boundary is shared with premises of Road Tankers (Northern) Ltd and the eastern boundary fronts onto Barrowfield Road which, at this location, forms the head of a cul-de-sac. The site is at the edge of the industrial estate but is characterised by its industrial location with larger premises and buildings found to the east and south.

- 4.9. Access into the site is gained via the existing access directly from Barrowfield Road.

## 5. Planning History

- 5.1. Consultation with the Barnsley MBC online planning register identifies that the application site has a limited planning history. Table 1 below sets out the relevant planning history held by the online register.

Application Ref	Description	Decision	Date
B/80/1880/HN	Outline for proposed factory, offices, canteen and car parking facilities	unknown	12/02/1981
B/78/0915/HN	Extension of curtilage and erection of extensions to workshop	Granted	21/09/1978

Table 2 – Planning History

## 6. Description of Proposed Development

- 6.1. The proposed development would comprise the erection of a relatively small scale steel portal framed industrial unit on an existing industrial site.
- 6.2. The proposed building would be utilised for the repair and maintenance of commercial vehicles and the fabrication of parts and bodies for the same.
- 6.3. Hour of operation would be the same as permitted on similar sized units on the opposite side of Barrowfield Road i.e.

Monday-Saturday – 07.00-18.00

With no working on Sundays and Bank Holidays

- 6.4. Matters of design and access are dealt with at Section 7.0 below.
- 6.5. The proposed development would see the employment of an additional 8 full time staff.
- 6.6. Surface water would drain into the existing surface water drainage system. No additional foul service s would be provided as existing office, W.C. and mess facilities found within the existing building would be utilised.

- 6.7. The proposed development comprises a relatively small scale industrial unit which has been designed in response to the location of the site within an industrial estate, immediately adjacent to the buildings of similar use and scale.

### Scale

- 6.8. The scale of the proposed development has been undertaken having regard to the location of the application site within an established industrial estate.
- 6.9. Externally, the proposed building would measure some 15.75m x 18.55m (292 square metres external) with an eaves height of approximately 5.5m and ridge height of approximately 7340. The eaves and ridge height have been established to enable a range of commercial vehicles, including tipper wagons, to access the site.
- 6.10. Internally, dimensions of the proposed building would measure approximately 18m x 15m, covering an external area of approximately 270 square metres.

### External Appearance

- 6.11. The proposed building would be a steel portal framed unit clad with vertically profiled plastisol sheeting to the roof and walls. Translucent GRP rooflights would be installed to the roof to provide natural lighting. External cladding would be Merlin Grey in colour to match similar buildings located on the opposite side of Barrowfield Road.
- 6.12. All guttering and down pipes would be black uPVC. Roller shutter and personnel doors would be provided to match the proposed materials

### Boundary Treatment

- 6.13. The site is bounded on all four sides by either a concrete post and wire mesh fence or galvanised steel palisade fence. These would remain unaltered as a result of the proposed development.
- 6.14. Immediately beyond the northern and western boundaries of the application site are found areas of established and mature tree planting. These area of tree planting have grown to such an extent that their canopies now overhang the site boundary. The location of the proposed building has been designed to ensure that no damage to those trees along the boundary (but outside the site) would occur.
- 6.15. Due to the location of the site and the established planting immediately beyond the northern and western site boundaries, no additional boundary treatment is proposed as part of this application.



## Access

- 6.16. Vehicular access to the application site would be gained via the existing access to the Barrowfield Road which has been designed specifically to provide access to commercial vehicles. Vehicular access into the building would be provided via a level access roller shutter door on the eastern elevation.
- 6.17. The proposed development would include the provision of 8no. parking spaces for the use of employees and visitors, these are to be located as shown on drawing BR\_07\_2. As the hardstanding for these parking spaces already exists, no works other than the demarcation of the parking bays would be required.
- 6.18. Sufficient turning space both within the building and externally is provided and no vehicles would enter or leave the site other than in a forward gear.
- 6.19. Provision is made within the application site for the parking of up to five bicycles. Please refer to drawing BR\_07\_2 for details of location of the proposed cycle store.
- 6.20. The closest bus stops to the application site lie some 250m to the south along Hawshaw Lane and 330m to the east along Barnsley Road. These stops provide access to the No.7 service running hourly between Hoyland and Barnsley Town Centre. This service connects users to the wider local and regional bus and train services operating from Barnsley.
- 6.21. Pedestrian access into the proposed building would be via level access personnel door. 1no. personnel door would be located on the northeast elevation with a further personnel door located opposite on the south west elevation.

## 7. Relevant Planning Policy

- 7.1. Section 38(6) of The Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of the determination of a planning application, that determination must be made in accordance with the development plan, unless material considerations indicate otherwise.

### National Planning Policy Framework

- 7.2. The current National Planning Policy Framework (NPPF) was published in July 2021 and sets out the government's planning policies for England and how these are expected to be applied.
- 7.3. Paragraph 2 states that the NPPF must be taken into account when preparing the development plan and is a material consideration in planning decisions.

- 7.4. Paragraph 7 sets out the purpose of the planning system to contribute to sustainable development with paragraph 8 expanding on that to set out the three overarching objectives of the planning system in an effort to achieve sustainable development. These interdependent objectives are:
- Economic - 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.
  - Social - 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.
  - Environmental - 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.
- 7.5. Paragraph 11 requires plans and decisions to apply a presumption in favour of sustainable development, for decision taking this means:
- c) *approving development proposals that accord with an up-to-date development plan without delay; or*
  - d) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
    - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
    - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*
- 7.6. Footnote 7 of the NPPF lists those areas within which the presumption in favour of sustainable development does not apply. This is a closed list which includes, amongst other things Sites of Special Scientific Interest and Area of Outstanding Natural Beauty. The application site is not within any of those designated site identified in Footnote 7.
- 7.7. Chapter 6 of the NPPF sets out planning policy to support a strong, competitive economy.
- 7.8. Paragraph 81 seeks to encourage decision making which helps to create the conditions in which businesses can invest, expand and adapt. The NPPF also places significant weight on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

## Local Planning Policy

- 7.9. The development plan for the area currently comprises the policies contained within the following documents:
- Barnsley Local Plan
  - Joint Waste Plan (prepared with Doncaster and Rotherham)
  - Oxspring Neighbourhood Development Plan
  - Penistone Neighbourhood Development Plan
  - Cawthorne Neighbourhood Development Plan
- 7.10. The policies contained within the Neighbourhood Development Plans referred to above are not relevant to the application site as it lies outside the boundaries of those plans.
- 7.11. The following sections set out those policies of the plan considered relevant to the consideration of the proposed development.

### Barnsley Local Plan

- 7.12. The Barnsley Local Plan (BLP) was adopted in January 2019 and covers the 19 year period between 2014 and 2033. The BLP sets out the key elements of the planning framework for the area and the approach to its long term physical development to achieve the Council's vision of the sort of place it would like Barnsley to become
- 7.13. Section 5 of the BLP establishes the Spatial Strategy and identifies Hoyland as one of six Principal Towns. Paragraph 5.16 of the BLP identifies that the Principal Towns, along with Urban Barnsley, should be the main local focus for development (including employment development) over the plan period.
- 7.14. Paragraph 5.41 identifies that Hoyland is accessible to the M1 and the Dearne Valley Parkway which forms part of the A1-M1 link road with paragraph 5.45 expressing the planning authority's desire to see the growth of Hoyland for housing and employment to take advantage of its accessible location and utilise strategic transport links.
- 7.15. **Policy SD1** establishes a presumption in favour of sustainable development, seeking to approve proposals wherever possible and to secure development that improves the economic, social and environmental conditions in the area.

- 7.16. **Policy GD1** establishes general principles for the consideration of all planning application, seeking to approve development which, amongst other things:
- Will not give rise to significant adverse effects on residential amenity; and
  - are compatible with neighbouring land uses.
- 7.17. **Policy LG2** prioritises growth in Urban Barnsley and the Principal Towns.
- 7.18. **Policy E3** provides policy in respect of uses on employment land, identifying that, on land currently or last used for employment purposes, the local planning authority will allow, research and development including light industry; general industrial and storage or distribution uses.
- 7.19. **Policy E4** seeks to protect existing employment land from non-employment uses, requiring applicants to demonstrate that development would not result in a significant loss of employment potential, that sufficient alternative provision exists and that the land can no longer support employment use.
- 7.20. **Policy T3** seeks to direct new development to locations which reduce the need to travel, are accessible to public transport and can meet the needs of pedestrians and cyclists.
- 7.21. **Policy D1** seek to secure high quality design through the establishment of design principles.

## **8. Planning Assessment**

- 8.1. The application site comprises an existing industrial site located within a much larger industrial estate characterised by large buildings in general industrial uses. The site has an established history of use for such purposes and, as such, is safeguarded by the BLP to ensure that, unless material considerations indicate otherwise, the land is retained in employment use. The BLP expressly supports proposals for employment uses on established and safeguarded employment land and the proposed development of the site for the purposes set out in this application is therefore acceptable in principle.
- 8.2. Furthermore, the application site is located in one of the six principal towns where the BLP directs new development, including employment development.
- 8.3. Due to its nature, scale and location, the proposed development would not give rise to any significant impacts upon residential amenity or the local environment. The proposal has been designed to ensure that adjacent tree planting would not be affected by the development proposals.

- 8.4. The site is accessible by means other than the car. Whilst close to the Dearne Valley Parkway, local bus services are located in close proximity and the proposed development provides secure storage for cycles.
- 8.5. The design of the site is informed by the needs of the proposed development, along with the location of the site on an existing industrial estate. The proposed development, in terms of both scale and material, would be very similar in nature to existing industrial units located immediately opposite the application site.
- 8.6. It is therefore considered that the proposed development is not only acceptable in principle but also achieves the aims of those other relevant policies of the development plan.
- 8.7. The proposed development achieves the aims of sustainable development set out in the NPPF. It achieves the economic and social goals through the provision of additional employment opportunities on a site located to existing centres of population and which can be accessed through means other than the car. The proposed development also achieves the environmental goal through the efficient use of land, proposing development on previously developed land.
- 8.8. The development set out in this application is also expressly supported by paragraph 81 of the NPPF.

## **7. Summary and Conclusions**

- 10.1. This application proposes the redevelopment of previously developed land to allow for the construction of a new industrial unit with associated parking and cycle storage.
- 10.2. The site lies in an established industrial area in an identified area of growth within the adopted development plan and is therefore acceptable in principle subject to the requirements of other policies and other material considerations. The site is situated in a sustainable location, in close proximity to amenities and transport links.
- 10.3. The proposed development provides a high-quality design, which responds to the characteristics of the site and its location within the industrial estate.
- 10.4. The proposed development achieves the economic, social and environmental aims of the NPPF and meets the definition of sustainable development. As the Council itself considers the policies of the development plan to be out of date, the NPPF paragraph 11 presumption in favour of sustainable development is triggered and, as there are no material considerations which would indicate that planning permission should not be granted, planning permission should be granted without delay.

## Appendix 1 – Flood Map

# Flood map for planning

Your reference  
<Unspecified>

Location (easting/northing)  
436776/401357

Created  
26 Apr 2023 17:06

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

## Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>






## Flood map for planning

Your reference  
**<Unspecified>**

Location (easting/northing)  
**436776/401357**

Scale  
**1:2500**

Created  
**26 Apr 2023 17:06**

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

0 20 40 60m