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27th January 2016

Dear Steve,

Town and Country Planning Act 1990 (as amended)
Submission of reserved matters application for Unit 1 (use class A3/A5) pursuant to hybrid planning permission (ref. 2014/1055) "Gateway 36 – Phase 1"- Land North of Dearne Valley Parkway, Hoyland (Planning Portal reference: PP-04523617).
Application for Consent to display advertisements connected to above reserved matters submission (Planning Portal reference: PP-04656131).

I have pleasure in providing a planning application (submitted today via the Planning Portal – (ref: PP-04523617) for reserved matters for Unit 1 of Gateway 36 – Phase 1" (formerly "Rockingham 1") development proposed at land north of the Dearne Valley Parkway. This application is submitted on behalf of Harworth Estates.

The development seeks reserved matters approval for two restaurants and drive thru facility (use Classes A3/A5) at Unit 1 (see figure 1).The unit will be subdivided internally and (subject to contract) will be let as a whole to a national franchise operator who will operate two separate high-street franchise brands within the building. It is envisaged that one half of the building (including the drive-thru) will be a KFC franchise with the franchise identity for the remaining restaurant area to be confirmed shortly. The submission also includes signage details for approval (ref: PP-04656131).

This letter is structured as follows:

- Local Context;
- Proposed Development;
- Approvals Sought (discharge of conditions – in part);
- Planning Policy;
- Key Benefits of the Development;
- Operational Details, and;
- Next Steps.

Local Context

The Unit 1 site forms part of a wider development site known as "Gateway 36 –Phase 1". Planning permission was granted in January 2015 for: *formation of access roadway and associated infrastructure (full). Outline planning permission for a phased, mixed use development comprising employment uses (B1bc/B8 with ancillary office B1a), hotel (C1) and/or car showroom/garage (sui generis/B2) and food and drink (A3, A4,*

A list of directors' names is open to inspection at address opposite
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A5) with associated infrastructure (ref.2014/1055) [1]. The Gateway 36 – Phase 1 site is situated to the east of Junction 36 of the M1 in the Hoyland area of Barnsley. The Unit 1 site is situated adjacent to the main entrance to the Gateway 36 –Phase 1 site (see plan ref: 11462C-100).

The first phase of the Gateway 36 site is currently under construction, which comprises the central spine infrastructure (access roads, services and SUDS pond) and three commercial units (Units 2, 3 and 4A/B). These industrial units are situated to the north of the Unit 1 site and have been pre-let to Barnsley Metropolitan Borough Council, branded as "R-evolution @ Gateway 36". It is anticipated that the units will be ready to let from January 2016, subject to practical completion of the initial works.

Planning permission was granted on 23rd November 2015 for a public house (Greene King) at Unit 8 to the east of the Unit 1 site (ref: 2015/1047) and it is envisaged that construction of the building by Greene King Developments will begin in the early part of 2016.

In addition, planning permission was granted on 9th December 2015 for an employment unit known as Unit 5 (ref: 2015/0954). Unit 5 is to the north east of the Unit 1 site.

To the south of Unit 1 site is the Dearne Valley Parkway with fields beyond.

To the west of the Unit 1 site is the main access route into the Gateway 36 – Phase 1 site with additional development land and a residential area beyond.

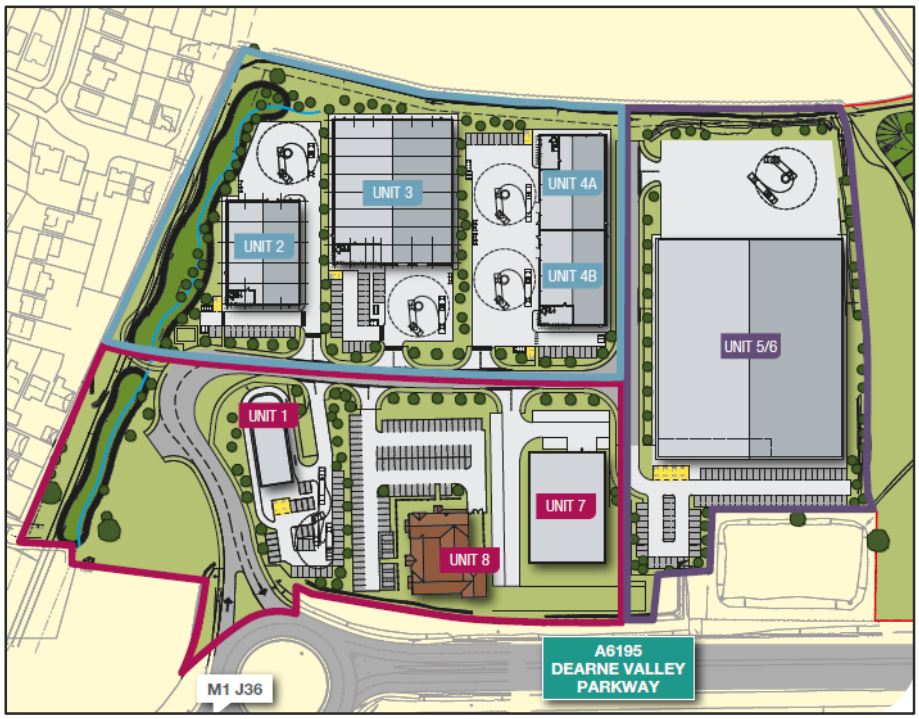


Figure 1: Gateway 36 – Phase 1: Unit Location Plan.
Proposed Development

[1] This consent was the subject of a Section 73 planning application to vary conditions related to floorspace and parameters (application ref: 2015/1118). The application was approved on 10th December 2015. The amendments will not affect this reserved matters submission as it is below the thresholds identified in condition 6 of the current outline consent.

It is proposed to develop the Unit 1 site to provide two restaurants and a drive thru area (use class A3/A5). The unit will be subdivided internally and (subject to contract) will be let as a whole to a national franchise operator who will operate two separate high-street franchise brands within the building. It is envisaged that one half of the building (including the drive-thru) will be a KFC franchise with the franchise for the remaining restaurant area to be confirmed. The application also seeks advertisement consent for signage associated with the restaurants."

A detailed list of information included in this submission is appended to this letter.

The total floorspace to be created as part of this development is 431.5sqm. Condition 6 of the planning permission for Gateway 36 – Phase 1 identifies parameters for classes of development at the park. Indicative floor areas are also identified on the approved parameters plan (ref: 11462-105 Rev E)[2]. Condition 6 states that use classes A3 (food and drink) A4 (drinking establishments) and A5 (hot food takeaways) should not exceed 12% of the total floor area (1,900sqm). The proposed development at the Unit 1 site will not exceed this parameter even when combined with the Greene King scheme (1,154 sqm)[3] currently being considered by the Council.

Approvals Sought

The following table identifies the requirements of the pre-commencement conditions attached to the outline planning permission for the Gateway 36 – Phase 1 site and provides a brief analysis of the documents/ information submitted to discharge these conditions in part in respect of the Unit 1 site[4].

Condition no	Condition details	Plans/Information
5	Details of finished floor levels	Details of the finished floor levels for Unit 1 are shown on Plan ref: 11462C-105 Rev C
7	Details of surface water by means of a sustainable urban drainage system.	Details of the drainage arrangements for this site are shown on Plan ref: 0000/2015/SK5-109/15-0100 Rev D
12	Vehicular Route	Details of the parking and vehicular route through the Unit 1 site are included in the parking specification and plan ref: 11462C-103 rev G
27	Reduction in carbon dioxide emissions by 15%.	The development will meet the 15% reduction in carbon dioxide emissions. Detailed information is included in the 15% Carbon Reduction Report
28	BREEAM very good or equivalent.	Details are included in the Sustainability Report submitted with this application.

[2] A revised version of the parameters plan (11462-105 rev K) has been submitted with the Section 73 application described at footnote 1 (ref: 2015/1118).
[3] i.e. Greene King floor area (1,154sqm) + Unit 1 site floor area (431.5sqm) = 1,585.5sqm
[4] As amended by Section 73 Planning Permission (ref: 2015/1118)

Planning Policy

Planning policy and relevant matters relating to the principle of this development proposal have been considered in relation to the hybrid planning permission for the Gateway 36 – Phase 1 site and as such are not repeated in this submission. It is noted that Barnsley Council is currently consulting upon its draft Local Plan (Additional Consultation) which includes a site immediately to the north of Gateway 36 – Phase 1. The draft allocation site is unlikely to impact upon this reserved matters planning application).

Key Benefits of the Development

This reserved matters application conforms fully to the approved outline planning permission for the Gateway 36–Phase 1 site[5].

The key benefits of the scheme are as follows:

- The development will provide key amenities to the Gateway 36 – Phase 1 site and the wider area– reducing journey times and increasing choice and diversity.
- The development will bring employment opportunities within the hospitality sector (approximately 12 full time and 30 part time jobs).
- The construction of the scheme and its subsequent occupation by businesses will create new employment opportunities for the local population and deliver associated socio-economic benefits for the wider area.
- The development will achieve high standards of sustainability including a 15% carbon reduction through renewable and/or efficient energy use.
- The development has been carefully designed incorporating noise attenuation, odour and waste management measures to protect the amenity of neighbouring properties.
- Unit 1 has been designed to be aesthetically pleasing benefiting its position at the main entrance to the Gateway 36 – Phase 1 development (as illustrated in the photomontages which accompany this application).
- A landscaping scheme has been prepared for the site to harmonise with the buildings and the surrounding environment. The landscaping scheme for the unit 1 site will also harmonise with the wider Landscape, Maintenance and Management Plan for the Gateway 36 – Phase 1 site.

It is therefore considered that this development accords with the outline planning permission for Gateway 36 – Phase 1 and national and local planning policy and should therefore be determined favourably.

Operational Details

The typical opening hours for the development will be 7am until 12am. This is within the parameters identified in condition 25 of the hybrid planning permission for Gateway 36 – Phase 1.

[5] As amended by Section 73 Planning Permission (ref: 2015/1118).

Delivery Hours will be within the 7am - 7pm window (Monday to Sunday) in accordance with condition 26 of the outline consent.

Next Steps

We look forward to receiving confirmation of validation of this submission shortly and would be pleased to meet officers to discuss the details of the proposal shortly.

Should you have any queries or wish to discuss the above, then please do not hesitate to contact me on the number above.

Yours sincerely



Katharine Morgan MRTPI
Senior Consultant, Planning
Encs

cc Dave Travis Harworth Estates

Rockingham Reserved Matters – Plot 1 – Fast Food
Application Information List

Title	Reference	Scale
Site Location Plan	11462C-100 Rev A	1:2500
Existing site layout	11462C-101 Rev A	1:200
Existing Section	11462C-102	1:500/1:200
Proposed Site Layout (incorporating parking layout and bin storage)	11462C-103 Rev H	1:200
Bin Store Plan	11462C-110	1:50
Proposed Floor Plan	11462C-105 Rev D	1:50
Proposed Elevations	11462C-104 Rev E	1:100
Proposed Sections	1146C-107 Rev A	1:500/1:200
Proposed Roof Plan	11462-106 Rev B	1:50
Swept Path Analysis	14001/ATR/06 Rev A	1:250
Proposed cycle parking	11462B-114	
Landscape Plan (and details of maintenance).	V1142C_L01A	1:500
Drainage Plan and specification	0000/2015/SK5-109/15-0100 Rev D	1:500
Computer Generated Images	CGI01A/CGI02A	N/A
Parking Specification	November 2015	
Lighting Scheme	November 2015	
Design and Access Statement	December 2015	
15% Carbon Reduction Report	December 2015	
Operational Amenity Statement	November 2015	
Planning letter.	January 2016	
Sustainability Report (C&W)	December 2015	
Gateway 36 – Phase 1 Arboricultural Method Statement for Plots 1, 5, 6, 7 & 8	October 2015	
Signage details – Menu boards, directional signs and pole sign.	11462C -104 Rev D 11462C -103 Rev G Main entrance sign.	1:100 1:100 1:50