spawforths

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Development Management
Planning and Building Control
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27 September 2021

Dear Andrew

RE: APPROVAL OF RESERVED MATTERS PROPOSALS FOR B1 B/C, B2, B8 UNIT PERSUANT TO OUTLINE PLANNING PERMISSION REF: 2018/0864

Spawforths have been instructed by Network Space to prepare and submit a reserved matters application for Plot 3 at Ashton Business Park, Ashroyds Way, Platts Common, Barsnley, pursuant to the outline permission REF: 2018/0864. The full description of the relevant outline planning permission is:

Development of the site for employment uses within use classes B1 (B) Research and Development, B1(C) Light Industrial, B2 General Industrial and B8 Storage and Distribution with ancillary offices 9,180m² GEA and associated access, parking and circulation areas, infrastructure and landscaping (Outline with all matters reserved)

In accordance with the agreed procedures of the Council, this application is submitted directly to the Council. The planning application fee of [redacted] based on a GEA of 9,180m² and will be paid directly to the Council [redacted].

It should be noted that whilst the Use Class Order has changed since the grant of outline planning permission and would ordinarily change to Use Classes **E(g)(ii), E(g)(iii), B2, B8)) with ancillary offices (Use Class B1 (a)**), the reserved matters and its description remains consistent with the description contained in the outline planning permission.

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The application package comprises the following:

Submission Title	Prepared by	Ref no. / Dwg no. / Rev
Application Form and Certificates	-	-
Covering Letter	Spawforths	P0-SPA-LT-P4153-0001-A
Design Statement	The Harris Partnership	14698A- DA01A
Drainage Strategy	William Saunders	10770-WMS-ZZ-XX-RP-C-39201-S8-P1
Noise Assessment (as required by planning condition 8 of the outline permission).	Tetra Tech Consultants	
Ecological Mitigation Enhancement Scheme (September 2021) (as required by planning condition 7 of the outline permission).	Smeeden Foreman	Ref: SF2678
External Lighting Proposals (as required by condition 20 of the outline permission).	CJR	P3569 Rev A
Location Plan	The Harris Partnership	14698A -120 Rev A
Existing Site Plan	The Harris Partnership	14698A -121 Rev A
Existing Sections A, B & C	The Harris Partnership	14698A -122 Rev A
Existing Section D & E	The Harris Partnership	14698A – 123 Rev A
Proposed Site Plan	The Harris Partnership	14698A – 125 Rev A
Proposed GA Plan	The Harris Partnership	14698B – 126 Rev A
Proposed Elevations	The Harris Partnership	14698A – 127 Rev A
Proposed Roof Plan	The Harris Partnership	14698A – 128 Rev A
Proposed Building Section	The Harris Partnership	14698A – 129 Rev A
Proposed Typical Building Sections in Context	The Harris Partnership	14698A – 130 Rev A
Proposed Fencing Details	The Harris Partnership	14698A - 131

Submission Title	Prepared by	Ref no. / Dwg no. / Rev
Proposed Cycle Details	The Harris Partnership	14698A - 132
Landscape Plan	Vector Landscape Architects	V14698A-L02C
Preliminary Levels Design	William Saunders	10770 - WMS - ZZ - XX - DR - C - 39502 - S3 - P1
Vehicle Tracking at Loading Bays	William Saunders	10770 - WMS - ZZ - XX - DR - C - 39501 - S3 - P1

Site Description and Context

The application site comprises of a development plot at Ashroyd Business Park to the south of the Dearne Valley Way, in Hoyland, Barnsley. The business park is well established with a number of new buildings being constructed and businesses now operating there. This application relates to land known as Plot 3 at the Ashroyd Business Park. See figure 1 below which shows the site location.

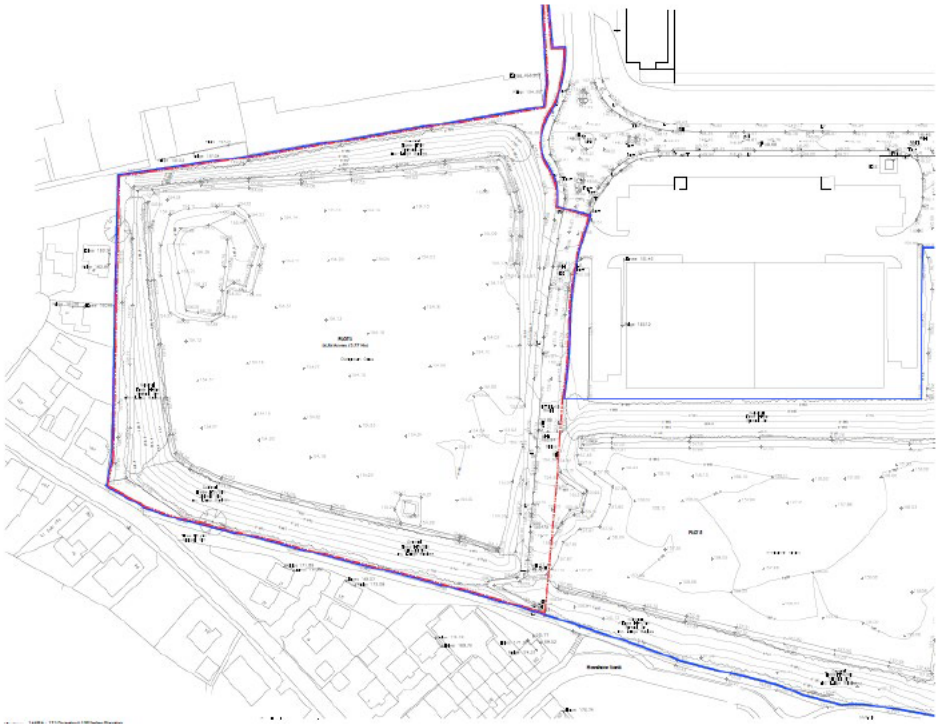


Figure 1. Site Location Plan, site outlined in purple

The site subject of this application has a total area of approximately 2.77 ha. It is located in the southern area of the Ashroyd Business Park in the north of Hoyland, Barnsley. The business park is located to the south of the Dearne Valley Way, which provides direct access to J36 of the M1 Motorway.

To the west and south of the site is an existing residential area set at a higher level than the site, behind semi-mature landscaping.

The site is a previously levelled plateau that lies between approx. 154 and 154.5m AOD, there is a gentle fall to the east across the majority of the site. There are planted earthwork slopes along the north (up to 3m below site level), south (6m above site level) and west (up to 6m above site level).

Development Proposals

The proposal is for reserved matters comprising:

RESERVED MATTERS FOR ONE B1 (B) (C), B2 AND B8 EMPLOYMENT UNIT, LANDSCAPING WORKS, CAR PARKING AND VEHICULAR, PEDESTRIAN CIRCULATION AND OTHER ASSOCIATED WORKS ON LAND AT ASHROYD BUSINESS PARK, TO THE SOUTH OF THE DEARNE VALLEY, HOYLAND, BARNSLEY PURSUANT TO OUTLINE PLANNING PERMISSION REF: 2018/0864."

The proposed development does not currently have specific end users and seeks a flexible permission for employment uses (Use Classes B1 (b), B1(c), B2, B8)) with ancillary offices (Use Class B1 (a)). The proposal seeks flexibility regarding the employment use in order to secure a market facing permission that can react to changes in market demand and will require a 24-hour operational use.

The outline planning permission was flexible to accommodate the requirements of variety of different operators including a mix of uses with use classes B1 (B) Research and Development, B1 (c) Light industrial, B2 General Industrial and B8 Storage and Distribution with ancillary offices.

This was further illustrated via the approval of two versions of the possible layout, site plan "Option A" (That consisted of four employment units ranging from 17,200 ft^2/ 1,598m^2 to 26,700 ft^2/ 2,481m^2) and "Option B" (That consists of one larger employment unit of 94,500 ft^2/ 8,779 m^2).

This reserved matters application is seeking to secure approval of reserved matters broadly in accordance with "Option B." This is in response to the need for this type of unit with good links to the wider motorway network in Barnsley and in response to current market demand.

Proposed Unit 3b is located to the north west of the site has a total GIA of 90,000 ft²/ 8,361m² ground floor Footprint plus 4,500 ft² / 418 m² first floor offices totalling 94,500 ft² / 8,779 m².
There is a proposed reception area on ground floor opening onto the car park area. The proposed unit is roughly rectangular and is positioned on an approximate north – south axis with the short ends of the rectangle at north and south. The proposed building is at a height of 12m to underside of haunch from a finished floor level (FFL) of 154.75m AOD.

Adjoining the building directly to the east there is a proposed service yard, this consists of two 25m diameter HGV turning circles, six HGV dock doors (2 no. Euro dock doors and 4 no. Dock doors), three level access doors, storage areas, and bin stores. This service yard will be secured via a 2.4m paladin fence.

Adjoining the building to the south there is a proposed 120 no. car park. This number includes 5no. Disabled spaces and 12no. spaces with car charging facilities. Further, there is proposed to be 6 no. spaces for motor cycles and 16 no spaces for bicycles. An external seating area will also be provided. A sprinkler tank (to aid onsite firefighting in the event of a fire) will be located in the western end of the car park, directly adjacent to the proposed building.

Access will be provided to all road users via a new access created from Ashroyds Way. The existing footpath will be extended into the car park area with pedestrian crossings linking into the main entrance. A new pedestrian crossing will be installed across the new access road.

The existing landscaped boundary is retained to the southern and western boundaries, consistent with the approved parameters plan. The proposal is consistent with the approved parameters plan granted with the outline planning permission and accords with the relevant planning conditions attached to the outline planning permission.

The application is supported by a series of detailed drawings showing the site layout, sections through the Site, building elevations, and floor plans. The application is also supported by a series of technical reports which provide adequate detail to discharge the relevant planning conditions attached to the approved outline application which this reserved matters application is pursuant to.

Relevant Planning History

A review of the Councils web based planning applications search facility confirms the following planning history for the site:

Application Ref.	Description of Development	Site Address	Decision
2018/0864	Development of the site for employment uses within use classes B1 (B) Research and Development, B1(C) Light Industrial, B2 General Industrial and B8 Storage and Distribution with ancillary offices 9,180m2 GEA and associated access, parking and circulation.	Ashroyd Business Park, Ashroyds Way, Platts Common, Barnsley, S74 9SB	Granted 03/10/2018
2018/0420	Erection of 4 no. business units for use within Use Classes B1(b) (Research & Development), B1(c) (Light Industry), B2 (General Industrial) and B8 (Storage and Distribution) with ancillary offices and associated access, parking and circulation/service areas, infrastructure works and landscaping	Ashroyd Business Park, Ashroyds Way, Platts Common, Barnsley, S74 9SB	Under consideration: validated 16/04/2018
B/99/0342/HN	Construction of infrastructure to site including roads, plateaus, drainage, services, landscaping etc.	Ashroyd Business Park, Platts Common.	Granted 25/05/1999

Environmental Impact Assessment (EIA) Screening Opinion request

This reserved matters proposal for residential development falls within Schedule 2 as an urban development project. Environmental Impact Assessment is not needed however for every Schedule 2 project. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 are clear that an Environmental Statement (ES) is required for Schedule 2 projects only if they are likely to give rise to 'significant effects on the environment'.

We have also had regard to recent case law which has confirmed that the EIA Regulations can apply to reserved matters applications. Despite the fact that they are not a planning application they are

nevertheless part of a 'two-stage development consent' and as such are deemed to fall within the remit of the 2017 Regulations.

In these cases, the need for an Environmental Statement is only likely to arise if new information becomes known or there has been a change in circumstance.

We ask as part of this application, that consideration is given to the current development proposals, which we do not consider will not give rise to 'significant effects on the environment'.

However, we would request that in order to be robust and for completeness, that the application proposals are screened by Barnsley Council to confirm that an Environmental Statement is not required.

Consultation

The Applicant engaged in positive pre-application discussions with the Council and statutory consultees prior to submission of the outline planning permission now approved. This feedback informed the outline proposals and parameters plan that this reserved matters now has regard to.

Statutory Planning Policy Context

Section 38 of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. This section identifies the planning policies and other material considerations which are relevant to this proposal.

At the time of the outline planning approval the statutory Development Plan for Barnsley comprised of the Barnsley Core Strategy (2011), the Barnsley Education Sites Development Plan Document (DPD) and the remaining saved planning policies in the Barnsley Unitary Development Plan (UDP) (2000), including the Proposals Map, adopted December 2000.

Subsequently to the approval of the outline planning permission for this site (Planning reference: 2018/0864) Following public consultation and examination by an independent planning inspector, Barnsley's Local Plan was adopted by Full Council on 3 January 2019. Whilst not material to this application, due to the extant outline application the new Local Plan supports the principle of employment development in this location as in brief discussed below.

The site is identified on the Barnsley Local Plan interactive online Map as forming part of a wider employment allocation (Local Plan Policy: ES18).

The key policies relevant to this application are as follows:

Policy	Summary
Policy E1 – Providing Strategic Employment Locations	297 Ha of land in sustainable locations is allocated to meet the development needs of existing and future industry and business up to 2033. This provides a choice of sites in accessible locations to meet the needs of businesses and their workforce and provide local communities with access to job opportunities.
Policy ES18 – Ashroyd 8.9 ha	Part of the site is in a Sheffield Region Enterprize Zone. The development will be expected to: Retain the young plantation woodland present on the periphery of the site. Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate assessment.
Policy LG1 City Regions	Supporting the growth agenda of the Sheffield, Leeds and Manchester City Regions.
Policy LG2 The Location of Growth	Supporting growth of Urban Barnsley and the principle Towns including Hoyland.
Policy T3 – New Development and Sustainable Travel	Promoting sustainable transport and reducing the need to travel.
Policy T4 – New Development and Transport Safety	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.
Policy T5 – Reducing the Impact of Road Travel	Reducing the Impact of Road Travel on the environment, public health and the economy
Policy D1 – High Quality Design and Placemaking	Development is expected to be of high quality design, utilise high quality materials, incorporate distinctive features and enhance existing areas. Developments should provide accessible and inclusive environments.
Policy HE6 - Archeaology	Ensuring that known and potential archaeological assets and potential are appropriately protected and mitigation measures implemented to record or survey if required.
Policy GI1 Green Infrastructure	Protecting and maintain, enhance and create an integrated network of connected and multifunctional Green Infrastructure assets.
Policy GS1 Green Space	Improve existing greenspace (including woodland) to meet the standards in the Green Space Strategy.

Policy BIO1	Seeking to conserve and enhance biodiversity and geological features of the borough.
Policy CC1 Climate Change	Seeking to reduce the causes of and adapt to the future impacts of climate change.
Policy CC2 Sustainable Design and Construction	Development will be expected to minimise resource and energy consumption through the inclusion of sustainable design and construction features, where viable and feasible. All non-residential development will be expected to achieve a minimum standard of BREEAM "Very Good" (or any future national equivalent).
Policy CC4 Sustainable Drainage Systems (SuDS	All major development to incorporate SuDS to manage surface water drainage.

National Planning Policy Framework (The Framework) (2021)

The National Planning Policy Framework (the Framework) sets out the approach to planning at a national level.

The Framework is a key material consideration as the statement of national policy and should therefore be taken into account and given significant weight when assessing this application.

The policies contained in the Framework are set within the overarching context of the need to achieve sustainable development and the Framework carries an implicit presumption that sustainable development should be approved without delay.

Sustainable development is defined as "*meeting the needs of the present without compromising the ability of future generations to meet their own need*". Paragraph 8 of the Framework sets out three dimensions of sustainable development: economic, social, and environmental. The Framework states that to achieve sustainable development, these three overarching objectives need to be pursued in mutually supportive ways in order to achieve net gains across each dimension.

Part a) of paragraph 8 in relation to the economic objective states – *"to help 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.*

Adopted as an expression of national planning policy, the Framework sets out the presumption in favour of sustainable development and the Government's key objective to increase significantly the delivery of new homes.

The key elements of the Framework relevant to the proposals are, in summary, as follows:

- Achieving sustainable development
- Building a strong, competitive economy
- Decision-Making
- Promoting healthy and safe communities
- Promoting sustainable transport
- Achieving well-designed places
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment

In determining applications, paragraph 47 requires that *"planning law requires that applications for planning permissions be determined in accordance with the development plan, unless material considerations indicate otherwise"*. It goes on to state that *"Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing."*

Paragraph 81 explains, *"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential."*

Paragraph 83 adds further that: *"Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations."*

National Planning Practice Guidance (PPG)

The National Planning Practice Guidance (PPG) provides guidance to support the policies within The Framework, and in that sense does not provide additional policy but rather more detailed consideration of how policies within The Framework should be approached and met. The guidance covers all relevant planning policy areas under separate topics and will be updated online as and when required.

Reasoned Justification

The following section of this letter identifies the planning framework in which this development should be considered. This includes the development plan, national planning policy and guidance and all other relevant material planning considerations.

The principle of employment development on this site has been established through the grant of outline planning permission LPA ref. 2018/0864 on 3rd October 2018. As such, this submission is not required to submit a case for the principle of industrial development that is already established, though it will need to consider the built form and ensure the detailed proposals are in accordance with relevant development plan policies and conditions placed on the outline planning permission.

The proposals are aligned with the vision as set out in adopted local plan that states, *"There is a clear intention to enhance Barnsley as a location to do business and a place that will improve the quality of life for residents."* Furthermore, the first objective as set out in the vision and objective section is to, *"Provide opportunities for the creation of new jobs and protection of existing jobs."*

In line with Policy ES18 of the Barnsley Local Plan, the reserved matters proposals for a total GEA of 8,779m² of flexible B1(b), B1(c), B2 and B8 employment floor space will protect the employment use of this site, will attract inward investment and create employment opportunities within this part of Barnsley. The proposal will also contribute towards meeting the Council's employment land supply consistent with Policy E1 of the Barnsley Local Plan.

Consequently, there is a strong policy framework in support of this proposal and it should therefore be approved without delay.

The following section describes in detail the proposed scheme and how the proposals accord with the conditions of the approved outline application and provide adequate information pertaining to the reserved matters that are layout, scale, design and external appearance, means of access and landscaping.

Design, Scale, External Appearance & Layout, Access and Landscaping

The application is supported by a series of detailed drawings showing the site layout, sections through the Site, building elevations, roof plans and floor plans. The detailed design has been progressed with consideration to the existing neighbouring residential area and accords with all of the plans listed under the approved outline planning permission referenced in conditions 2 and 3.

The proposed site and building layout; massing and scale; design; elevations and materials are in accordance with the approved plans, including the indicative masterplan Option B and the approved parameters plans as required by condition 2 and 3.

The buildings are positioned to the north, west to make best use of the plot. This allows for car parking to be generally located adjacent to the unit's entrance, together with a service yard, which is placed at the greatest possible distance from the nearby residential properties. The car parks location, next to the offices, allows safe pedestrian routes to the office entrance. It also encourages natural surveillance of the car parks. Disabled parking spaces and cycle spaces are provided and located conveniently directly outside of the office entrance with dropped kerbs to allow for inclusive access.

Where possible the service yards are screened by the buildings themselves or by fencing and landscaping in order to mitigate their impact on amenity and to respond sensitively to the immediate context.

Access will be provided to all road users via a new access created from Ashroyds Way. The existing footpath will be extended into the car park area with pedestrian crossings linking into the main entrance. A new pedestrian crossing will be installed across the new access road.

On approach from Ashroyds Way travelling south and the service yard and HGV docking frontage will be partly screened from view by the proposed landscaping and palisade fencing. Upon entering the car parking area, the attractive semi glazed offices and reception area will be visible. Creating an attractive and welcoming entrance for visitors and employees.

The internal layout has been designed to ensure that the servicing and car parking requirements of the development can be comfortably accommodated whilst protecting the amenity of nearby residents. A bin store has been provided which is easily accessible by a refuse vehicle. Further servicing of the individual building will take place from the internal highway network with two 25m diameter HGV turning circles available within the service yard. Six dock doors are proposed and three level access doors.

In order to prevent any adverse impact upon the residential amenity of surrounding properties whilst enabling the site to accommodate the proposed scale of development as well as retaining the landscape character the heights of the buildings and corresponding finished floor levels were set at the outline stage. The proposals strictly comply with the approved plans. The height of the proposed unit 3b is 12m to the underside of the haunch from a finished floor level of 154.3 AOD.

The retention of the landscape bund has also informed the heights of the proposed unit so that it can act as a visual and acoustic screen between the development and surrounding residential areas. The unit is set back from the estate road, with associated car parks and yard space sitting in front on the building. This helps to utilise the existing boundary as a visual screen (as shown in the submitted section plans) and assists in creating a more attractive approach to the site by dispersing the mass of the development creating a more open feel to the site.

The development will incorporate elements of hard and soft landscaping on the principle of simplicity with high quality. The hard landscaping scheme includes concrete service yards and a tarmac finish to the car parking bays, with concrete paving slabs utilised for the paths to, and around, the unit. Soft landscaping elements will include grass, shrubs, and trees on the approach to the site, along the estate road and to much of the perimeter supplementing the existing landscaped boundary.

The ancillary office element is located at the prominent corner of the unit to maximise the visual impact and unit identity when entering the site along the main spine road.

The elevation treatment aims to provide a robust, high quality of design utilising various cladding types with clean lines incorporated to break down the elevations visually and provide emphasis on the entrance office locations. The cladding colours will complement those of the units in wider industrial estate. This will result in a cohesive development that responds to its physical context, respect the positive character of the local area and contribute towards local identity in accordance with local plan policy D1 of the Barnsley Local Plan. The proposed development also seeks to retain the landscaped boundary that surrounds the site and deliver a high quality employment unit that will assist in contributing to and improving the identity of the area. Acoustic barriers varying between 2.4 and 3.2 are required within the site to screen the service areas. These are discussed further in the Noise section of this letter.

In conclusion, the submitted application pack demonstrates that the proposed development accords with relevant local plan policies and is consistent with the plans approved with the outline permission. The

submitted application pack provides adequate detail to satisfy the reserved matters listed in condition 1 of the outline permission that include: a) The layout of the proposed development; b) the scale of the building; c) the design and external appearance of the proposed development; d) means of access; and, e) landscaping. The information submitted also provides adequate detail to satisfy condition 5 regarding site levels.

Details relating to Ecology (as required by condition 7), Noise (as required by condition 8) and Lighting (as required by condition 20) are included within the application pack. They provide adequate information and plans to satisfy the requirements of the conditions and are summarised below:

Noise

A noise assessment has been undertaken by Tetra Tech in support of this reserved matters application for Plot 3. The NPPF provides test points against which the proposed development has been assessed.

As an intrinsic mitigation measure, 3 x acoustic barriers will be included within the design. The barriers will be positioned within the HGV service yard of the service yard at the rear of the proposed units at a height of 2.4m, 2.5m and 3.2m.

Considering these points, the following conclusions can be drawn:

NPPF 174 (e) and 185 (a)

The assessment for internal *L*Aeq noise levels within nearby dwellings from the proposed operations are predicted to be below the 8233 / WHO noise intrusion criteria at all sensitive receptors in the near vicinity of the site during both the daytime and night-time periods with windows open and closed. As such, noise from operational activity is not be expected to result in significant adverse impacts relating to general noise emissions from the site.

The assessment for internal *L*Amax noise levels (which relate to the potential for sleep disturbance) within nearby dwellings from the proposed operations are predicted to be within the WHO noise intrusion criterion at all existing receptors with windows open and closed. As such, predicted noise levels are expected to be below the LOAEL value.

Noise emission limits have been identified in relation to fixed building services plant. It is considered that this indicative assessment demonstrates that fixed plant can be designed to avoid adverse impacts at nearby sensitive receptors.

NPPF 185 (b), 187 and 188

Given the favourable results of the assessment described above no nearby businesses are expected to have unreasonable restrictions put on them as a result of the proposals.

In conclusion, the Noise Assessment confirms that on-site operational noise effects associated with the Development will be within or below the Lowest Observed Adverse Effect Level.

Lighting

A detailed lighting scheme has been prepared in accordance with condition 20 of the outline planning permission and provides security lighting to the perimeters of the building, car parking and service yards.

To ensure the proposed new Lighting Design is considerate of the site context and location, the lighting design proposals have been developed in accordance with the relevant Guidance and Standards. One of the main Design Guides that has been used is the ILP Guidance Notes for the Reduction of Obtrusive Light GNI/21.

Ecology

Consistent with the requirements of condition 7 and Ecological Mitigation Scheme has been prepared. This document meets the requirements of condition 7 and ensures the mitigation follows the recommendations detailed within the corresponding ecological appraisal report submitted as part of the planning application (*SF2678_Ecological Report_Ashroyd Business Park – Plots 3 and 5, Barnsley, dated November 2017*). It details the methods to be employed to protect the existing biodiversity of the site during construction; the proposed planting and habitat creation to mitigate/enhance the biodiversity of the site; and future management of these features to maintain and enhance biodiversity of the site post construction.

Drainage

A Drainage Strategy has been prepared to accompany the application. This confirms in order to manage the run off from the developed site, and accommodate future climate change, the detailed design of the surface water drainage system will include the following: -

- Petrol/Oil Interceptors

  All the service yards are to include a Full Retention petrol interceptor to treat the service yard area before the surface water is connected into the surface water system.
- Flood Flow Routes

  To address the residual risks of surface water flows and potential infrastructure failure, flow routes for such waters should be analysed and demonstrated to not present a hazard to the development or adjacent properties.
- Floor Levels

  Floor levels to be set a minimum of 150mm above prevailing ground levels in Flood Zone 1 and above adjacent ground levels in areas of flood flow routes and areas at risk from surface water flooding to minimise the flood risk.
- Design/Construction Standard

  All on-site foul and surface water drainage will be designed and constructed in accordance with current Building Regulation Standards.

This Drainage confirms the following:

- The proposed development is not at risk of flooding from fluvial, tidal or any natural or artificial water bodies.
- The development will generate quantities of surface water runoff which could pose flood risk to the development itself or to its neighbours, unless appropriate design and management measures are taken.
- The surface water runoff generated by the proposed development will be managed in a manner which will ensure no risk of flooding or increased risk to surrounding properties, at present and taking into account allowances for future climate change.
- The residual risks from surface water and infrastructure failure will be addressed by consideration of flood flow routes through the development.
- Floor levels to be set to minimise the flood risk from adjacent areas at risk from surface water flooding.

Conclusion

The proposed development on this established employment site accords with the conditions imposed on the outline planning permission and policies contained in the Council's Local Plan and is consistent with

the requirements of the NPPF and will improve the economic, social and environmental conditions of the area, it therefore comprises sustainable development and should be approved without delay.
The proposed development will deliver:

- Up to a total GEA of 9,180m² of B1 b/c, B2, B8 employment floor space which will ensure flexibility to respond to market demand and make a positive contribution to economic growth and regeneration attracting inward investment and creating employment opportunities within this part of Barnsley;
- A significant inward investment in terms of construction and fit out;
- Significant gross added value (GVA), helping to grow the local and regional economy;
- Employment opportunities during construction and operation;
- Delivery of a longstanding employment allocation that has sat empty for many years on a key arterial route to the M1;
- The commitment by the Applicant, Network Space to build out and deliver this industrial site upon the approval of reserved matters shows their dedication to support economic growth in the locality.

We therefore respectfully request that Barnsley Metropolitan District Council support this reserved matters application in order to realise the benefits outline above.

We trust that the submitted information is sufficient for these reserved matters to be validated and therefore we anticipate that you will confirm this in due course and that a written confirmation of the target date for a decision will be issued shortly.

Should you require any further information or clarification then please do not hesitate to contact us on the attached details.

Yours faithfully,

GAVIN WINTER BA (Hons) MA MRTPI
Associate: Town Planner
Encs: As detailed above
cc: Simon Peters Network Space

File Ref: P0-TP-SPA-LT-P4153-0004-A