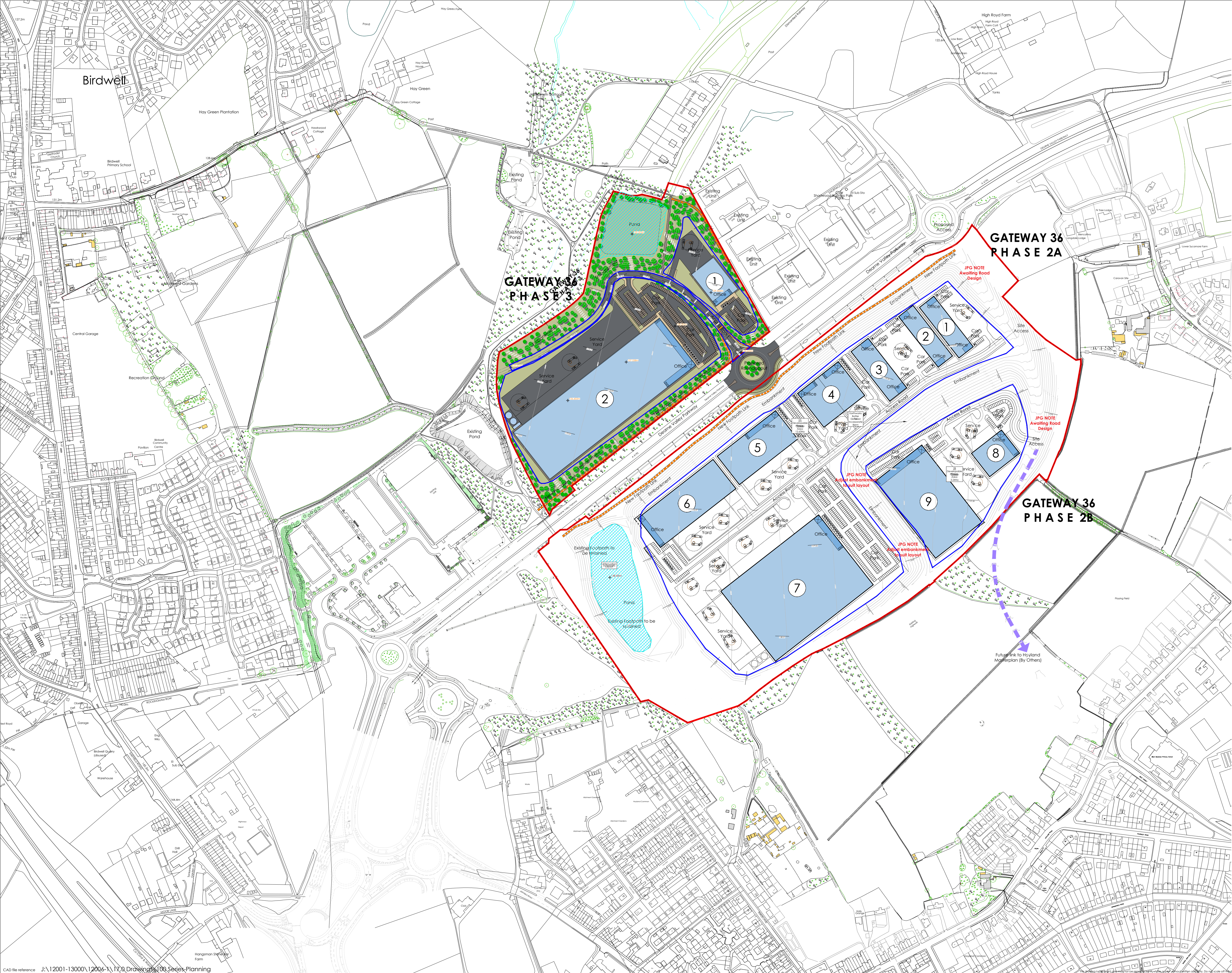




Appendix D Proposed Development Plan



Schedule of Accommodation

Phase 2		
Unit 1	26,000	2,415.5
Unit 2	26,000	2,415.5
Unit 3	30,000	2,787.1
Unit 4	50,000	4,645.2
Unit 5	60,000	5,574.2
Unit 6	80,000	7,432.3
Unit 7	250,000	23,225.8
Unit 8	25,000	2,322.6
Unit 9	130,000	12,077.4

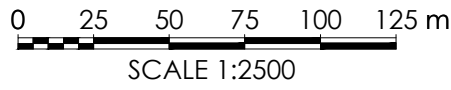
Phase 3		
Unit 1	25,000	2,322.6
Unit 2	250,000	23,225.8

Total 952,000 ft² 88,443.8 m²

Office content (10% of upper levels) 95,200 ft² 8,844.4 m²

Development Total (inc Office content) 1,047,200 ft² 97,288.2 m²

Note:
Information is based on OS map and received information and is subject to full topographical and building survey.
Assumed site boundary and site constraints subject to confirmation.
All Legal easements and extent of existing underground services locations are subject to confirmation.



DRAFT

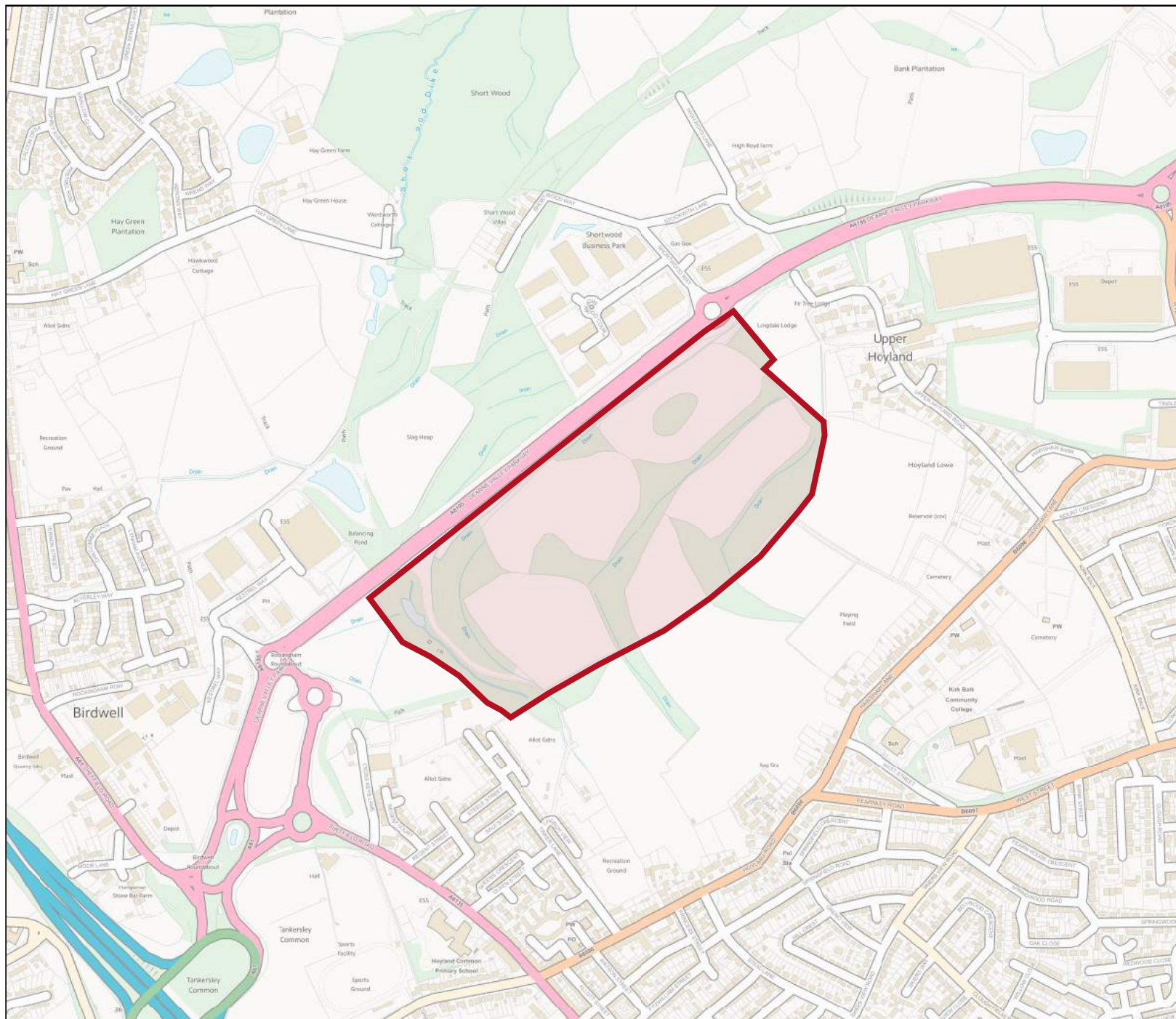
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Project Title					
PROPOSED INDUSTRIAL DEVELOPMENT					
Dearne Valley Parkway Rockingham Barnsley					
Client					
HARWORTH GROUP					
Status					
FOR PLANNING					
Scale		1:2500	Drawing Size		A1
Date	11.2019	Drawn By	NBB	Checked	JMR
Drawing Title					
PROPOSED MASTERPLAN					
Job/Dwg No		12006-1-110	Rev		-

- 2 St. Johns North, Wakefield, WF1 3GA t. 01924 291800
- Carvers Warehouse, 77 Dale Street, Manchester, M1 2HG t. 0161 2386555
- The Old Rectory, 79 High Street, Newport Pagnell, MK16 6AB t. 01908 211577
- 101 London Road, Reading, RG1 5BY t. 0118 9507700
- 10 Goss Court, St Christophers Place, London, W1U 1JJ t. 0207 4091215





Appendix E Environment Agency Flood Map



Flood map for planning

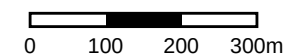
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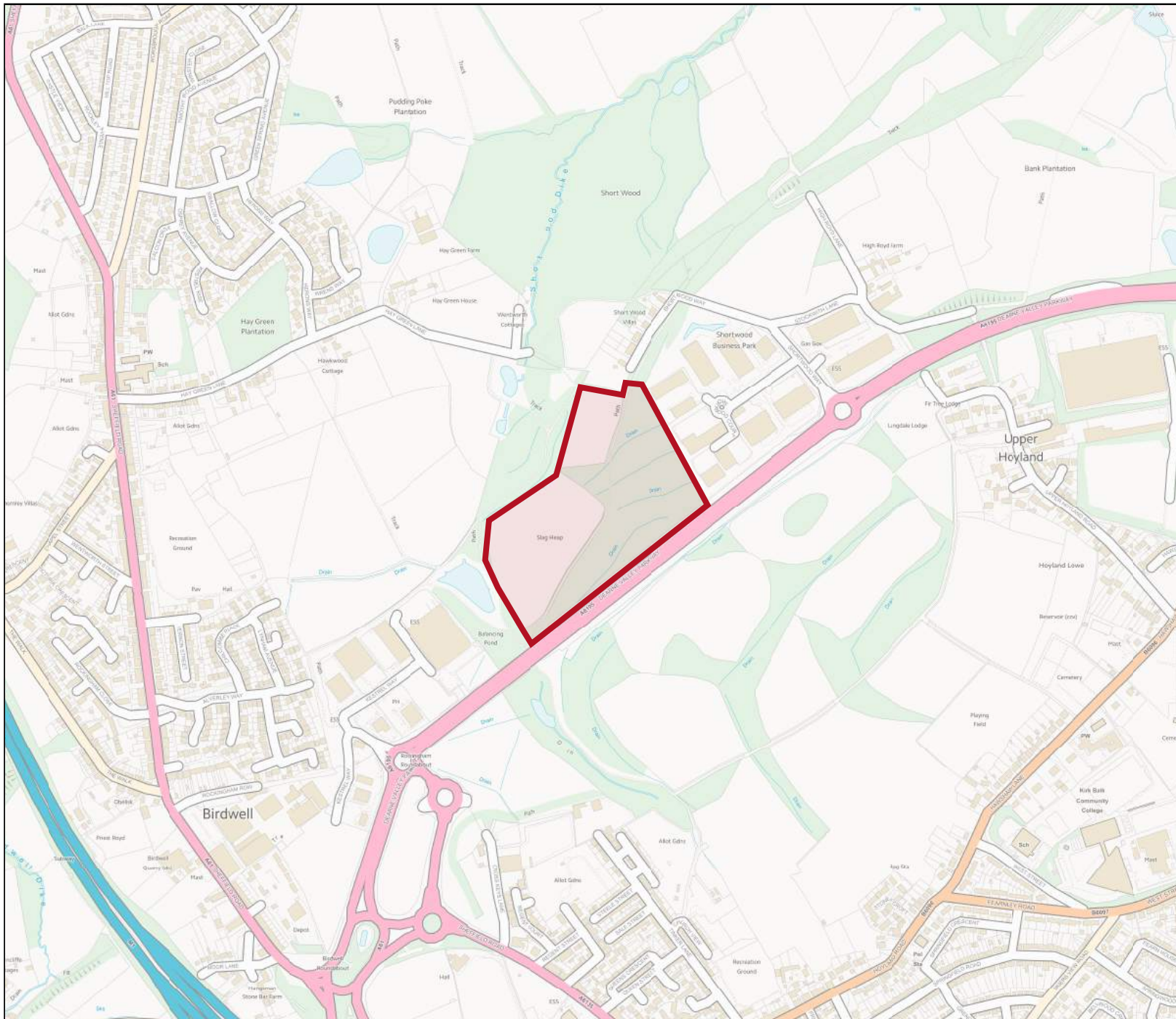
Location (easting/northing)
435669/400991

Scale
1:10000

Created
16 Dec 2019 8:32

-  Selected area
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area





Flood map for planning

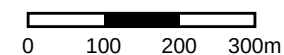
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Location (easting/northing)
435431/401175

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-  Selected area
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area





Appendix F Micro Drainage Greenfield Discharge Calculations

JPG (Leeds) Limited		Page 1
5 John Charles Way Leeds LS12 6QA		
Date 16/12/2019 10:54 File 180808-5377-BASIN-01-10...	Designed by jonathan.millar Checked by	
Innovyze	Source Control 2017.1.2	
<u>ICP SUDS Mean Annual Flood</u> Input Return Period (years) 1 Soil 0.450 Area (ha) 15.000 Urban 0.000 SAAR (mm) 666 Region Number Region 3 Results l/s QBAR Rural 62.2 QBAR Urban 62.2 Q1 year 53.5 Q1 year 53.5 Q30 years 109.3 Q100 years 129.3		
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JPG (Leeds) Limited		Page 1
5 John Charles Way Leeds LS12 6QA		
Date 16/12/2019 11:03 File 180808-5377-BASIN-01-10...	Designed by jonathan.millar Checked by	
Innovyze	Source Control 2017.1.2	
<u>ICP SUDS Mean Annual Flood</u> Input Return Period (years) 1 Soil 0.450 Area (ha) 6.500 Urban 0.000 SAAR (mm) 666 Region Number Region 3 Results 1/s QBAR Rural 26.9 QBAR Urban 26.9 Q1 year 23.2 Q1 year 23.2 Q30 years 47.4 Q100 years 56.0		
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