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Our ref.
Your ref. 2021/1007

29 November 2021

By email only

Dear Ms Ward

**RESERVED MATTERS PLANNING APPLICATION REF. 2021/1007
SUBMISSION OF REVISED AND ADDITIONAL MATERIAL**

Please find enclosed a set of plans and documents which are hereby submitted as part of the above planning application. A directory of these plans and documents, which also indicates which of the previously submitted plans and documents are superseded is appended to this letter.

Corresponding plans and documents are also submitted separately to the current discharge of conditions applications relating to landscaping (ref. 2021/1005 and 2021/1006).

There are four broad changes to the application made by this submission, which are:

1. A minor alteration to the siting and form of Unit 3 and the arrangement of this plot.
2. A minor alteration to the external appearance of the units and on-plot landscape planting.
3. A revision to the Landscape and Ecological Management Plan in response to officers' comments regarding ecology and paths/signage.
4. A minor alteration to the landscape drawings showing paths and signage.

Additional to the original application, this submission includes the Biodiversity Impact Assessment and the Biodiversity Offsetting Scheme for the phase of development proposed by the reserved matters application (Phase 2A.1 development and first phase landscape works). This information is submitted pursuant to Schedule 4 of the Section 106 Agreement.

Further explanation and commentary on each of the above elements of this submission is set out below.

Siting of Unit 3

Unit 3 and its plot have been adjusted to locate the building slightly further southwest than its original position, with the plot being extended slightly to the west to maintain yard area whilst the car park is

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now to wrap around the southwest corner of the building. The effect of this change is to set the building further into the main development area and reduce its prominence to the Dearne Valley Parkway and areas to the north. There is no change to the floorspace area of the unit.

Minor consequential changes are proposed to the ground levels around Unit 3 as shown on the proposed levels drawings hereby submitted.

A revised Landscape and Visual Impact Assessment (LVIA) Addendum is provided which assesses these changes in landscape and visual terms, and concludes that the findings of the original LVIA are unchanged.

Elevations and Appearance

In response to the comments of your Design Officer, the elevational treatment of Units 2 and 3 has been revised to alter the configuration of materials, finishes and colours on certain elevations of the building, which serve to enhance visual interest to the south elevations (facing the access road) and soften the appearance of the north elevation (of Unit 3) facing towards the Dearne Valley Parkway. A revised version of the Design & Access Statement, CGIs are submitted which illustrate these changes.

Minor changes are made to the position and configuration of doors and other features to the elevations of Units 2 and 3. No changes are proposed to the elevations of Unit 1. The indicative location of signage has been removed from the elevation drawings as this is a matter for separate advertisement consent in due course.

Access, Parking and Circulation

In response to the comments of your Highways Officer, swept path diagrams have been prepared to demonstrate suitable circulation within the yard and parking areas. A note has also been prepared and is hereby submitted which responds to the comments in relation to parking numbers, junction separation and visibility.

On-Plot Landscape Planting

In response to the comments of your Design Officer (as well as your own), we have reviewed and revised the on-plot landscaping scheme. The primary change is the inclusion of a greater number of trees to the road frontage south of the units, which are set within an area of groundcover shrub planting.

Consequential changes have been made to the landscape planting within and around Unit 3 as a result of the changes made to this unit (see above). This includes the introduction of additional trees and native mixed species low level planting to the north boundary of the plot, with species rich eco flowering grass towards the building. The extent of low maintenance grass planting to the west of the plot is reduced.

Landscape and Ecological Management Plan

Thank you for forwarding the comments of your Biodiversity Officer, Rights of Way Officer and Forestry Officer in relation to the Landscape and Ecological Management Plan. These have been reviewed and discussed with our ecologist, tree consultant and landscape architect.

In light of the comments received, Landscape and Ecological Management Plan has been revised in relation to ecology and paths/signage.

Paths and Signage

The paths and signage drawings have been reviewed and revised in response to the points made about path status/specification and signage.

Please note that changes to the paths are made to the landscape masterplan and planting plans where applicable. These changes relate to the paths only and not to the planting detail or other landscape features.

Biodiversity Impact Assessment and Offsetting Scheme

Current Phase

The comments received request that details of the biodiversity impact and means to achieve net gain are submitted to allow assessment of the reserved matters proposal including the landscaping scheme against the provisions agreed in the outline planning permission.

As set out in the Planning Statement (ref. JM_PS_01) submitted with the reserved matters application, this information was intended be submitted for approval prior to commencement of the development in accordance with Schedule 4 of the Section 106 Agreement.

However, the Biodiversity Impact Assessment for the first phase of development (i.e. that for which reserved matters approval is sought) has been completed. Please therefore find enclosed the following documents which are submitted pursuant to the requirements of Schedule 4 Paragraph 1.1 of the Section 106 Agreement:

- Biodiversity Impact Assessment (Phase 2A.1) Rev.B (25 November 2021)
 - Appendix B Biodiversity Metric 2.0 Calculations Rev.C (excel spreadsheet)
- Biodiversity Off-Setting Report (Phase 2A.1) Rev.- (25 November 2021)

Schedule 4 Paragraph 1.1 of the Section 106 Agreement requires a Biodiversity Impact Assessment of each phase of the development, and a Biodiversity Off-Setting Scheme that provides a minimum 10% net gain in biodiversity units for habitats.

The submitted Biodiversity Impact Assessment report demonstrates that this first phase (2A.1) of the proposed development achieves a **net gain of +25.95% in biodiversity units for habitats**. It also

achieves a net gain of +61.62% in biodiversity units for hedgerows. This substantial positive gain results from the extensive area of landscape creation within this phase of development.

Figure 3 of the Biodiversity Impact Assessment (Phase 2A.1) illustrates the proposed habitats within the scheme which may be compared to the Onsite and Plots Habitat Creation Plans (figures 3a and 3b) provided within the Biodiversity Impact Assessment for the overall Gateway 36 Phase 2 and Phase 3 sites (outline planning stage). This shows the current proposal to be of greater diversity with the inclusion of hedgerow, grassland and ornamental planting 'on plot' and a broader mix of grassland, scrub, woodland and hedgerow 'off plot'.

As this phase of development achieves a greater than +10% net gain in biodiversity units for habitats, no scheme to make use of off-site receptor sites is required.

The Biodiversity Offsetting Scheme for this phase therefore confirms the above and cross-refers to the on-site Habitat Retention Plan (figure 2), Habitat Creation Plan (figure 3) and the Proposed Habitat Creation Details (Appendix A) within the Biodiversity Impact Assessment and the management and maintenance provisions set out in the Landscape and Ecological Management Plan. It also serves to confirm Harworth Group's commitment to maintain this for a period of not less than 32 years.

The Section 106 Agreement also requires the '*provision of contractual terms to secure the delivery of the offsetting measures*'. As Harworth Group remains the developer and landowner of the Phase 2A.1 site, there are no contractual terms between Harworth and any third-party landowner. In due course, Harworth will engage a landscape contractor(s) to create the landscaped areas and to maintain these in accordance with the Landscape and Ecological Management Plan. This contract shall be put into place following approval of the landscape, planting and biodiversity details by the local planning authority under this reserved matters and associated discharge of conditions applications.

Future Phases, Tree Planting and Off-Site Biodiversity Net Gain

Given the balance between areas to be developed and those to be landscaped, it is anticipated that the biodiversity impact assessment for future phases of development will identify an overall net loss of biodiversity units for habitats on site. This will initially be off-set against the 'surplus gain' of the first phase (i.e. > +10%) and then will depend on habitat creation at the identified off-site receptor sites and potentially additional land at Barrow Colliery as allowed by the Section 106 Agreement.

Biodiversity Impact Assessment and Offsetting Schemes will be submitted as required with each subsequent phase of development submitted for reserved matters approval.

We also remain mindful of Condition 39 of 2019/1573 which requires a scheme of off-site tree planting to be submitted and approved, which is to be focused on land in Harworth Group's ownership at Barrow Colliery. The scheme is required to conform to paragraph 4.28 of the TEP Arboricultural Impact Assessment v.2 (February 2020) which requires a net gain in tree cover or tree planting as part of a scheme delivering biodiversity gains across a broader range of habitat priorities.

We are aware that this land at Barrow Colliery is in the process of being designated as a Site of Special Scientific Interest (SSSI) by Natural England, which we expect will influence the extent and nature of planting allowed. We would therefore be grateful to meet with the Council's Biodiversity and Forestry Officers and Natural England to establish the optimum solution for tree planting and habitat/biodiversity enhancement at Barrow Colliery which would be approved by all parties. I will contact you separately to arrange this meeting.

I trust that this information is of assistance and that the enclosed plans and documents fully address the comments raised in relation to design, access, landscape/trees, paths/signage and biodiversity.

We therefore hope that the reserved matters application can be progressed to the December 2020 Planning Regulatory Board Meeting with a recommendation for approval, and that the corresponding discharge of condition applications can be approved under delegated powers at the same time.

Should you have any queries or wish to discuss further then please contact me by email or phone on the number above.

Yours sincerely

HRobertshaw

Hamish Robertshaw
Director

Enc.

cc. Harworth Group

Schedule of Plans/Documents submitted and superseded

1. Site-wide plans for built development (Phase 2A.1):

Now submitted	Now superseded
Masterplan ref. 12006-2 (P) 110H	Masterplan ref. 12006-2 (P)110G
Proposed site plan ref. 12006-2 (P) 111H	Proposed site plan ref. 12006-2 (P)111G

2. Proposed building drawings:

Now submitted	Now superseded
Detailed site plan-Plot 1 ref. 12006-2 (P) 112F	Detailed site plan-Plot 1 ref. 12006-2 (P)112E ⁱ
Detailed site plan-Plot 2 ref. 12006-2 (P) 113E	Detailed site plan-Plot 2 ref. 12006-2 (P)113D
Detailed site plan-Plot 3 ref. 12006-2 (P) 114F	Detailed site plan-Plot 3 ref. 12006-2 (P)114D
Section 1 ref. 12006-2 (P) 115B	Section 1 ref. 12006-2 (P)115A
Section 2 ref. 12006-2 (P) 116C	Section 2 ref. 12006-2 (P)116B
Section 3 ref. 12006-2 (P) 117C	Section 3 ref. 12006-2 (P)117B
Section 5 ref. 12006-2 (P) 118D	Section 5 ref. 12006-2 (P)118C
Unit 1 Elevations ref. 12006-2 (P) 121G	Unit 1 Elevations ref. 12006-2 (P)121F
Unit 2 Floor Plans ref. 12006-2 (P) 125D	Unit 2 Floor Plans ref. 12006-2 (P)125C
Unit 2 Elevations ref. 12006-2 (P) 126D	Unit 2 Elevations ref. 12006-2 (P)126C
Unit 2 Roof Plan ref. 12006-2 (P) 127B	Unit 2 Roof Plan ref. 12006-2 (P)127A
Unit 3 Floor Plans ref. 12006-2 (P) 130C	Unit 3 Floor Plans ref. 12006-2 (P)130B
Unit 3 Elevations ref. 12006-2 (P) 131E	Unit 3 Elevations ref. 12006-2 (P)131D
Unit 3 Roof Plan ref. 12006-2 (P) 132B	Unit 3 Roof Plan ref. 12006-2 (P)132A
Unit 3 3D ref. 12006-2 (P) 133C	Unit 3 3D ref. 12006-2 (P)133B
Unit 3 Design Section ref. 12006-2 (P) 134B	Unit 3 Design Section ref. 12006-2 (P)134A

3. Design detail, BREEAM, photomontage/aerial view CGIs and LVIA documents:

Now submitted	Now superseded
Design and Access Statement ref. 12006-2- DA01F	Design and Access Statement ref. 12006-2-DA01D
3D Aerial View (Phase 2 site) ref. 12006 Barnsley CGI_01E 02B 03B	3D Aerial View (Phase 2 site) ref. 12006 Barnsley CGI_01D 3D Aerial View (wide area) ref. 12006 Barnsley CGI_01D.1
Perspective Views Document ref. 334-UW-P- Rev.E	Perspective Views Document ref. 334-UW-P- Rev.D
LVIA Addendum (including photomontages) ref. 334-UW-P- Rev.E	LVIA Addendum (including photomontages) ref. 334-UW-P-Rev.D

4. On-plot landscape drawings, specification and management plan:

Now submitted	Now superseded
Landscape Plan [Plots 1-3] ref. 12006-2-VL_ L01D	Landscape Plan [Plots 1-3] ref. 12006-2-VL_L01C
Landscape Plan [Plots 1] ref. 12006-2-VL_ L02D	Landscape Plan [Plots 1] ref. 12006-2-VL_L02C
Landscape Plan [Plots 2] ref. 12006-2-VL_ L03D	Landscape Plan [Plots 2] ref. 12006-2-VL_L03C
Landscape Plan [Plots 3] ref. 12006-2-VL_ L04D	Landscape Plan [Plots 3] ref. 12006-2-VL_L04C

5. Site-wide landscape plans (first reserved matters landscape area):

Now submitted	Now superseded
Landscape Typology Sections ref. 334-UW-P- 003 Rev.B	Landscape Typology Sections ref. 334-UW-P-003 Rev.A
Landscape Masterplan ref. 334-UW-P- 004 Rev.D	Landscape Masterplan ref. 334-UW-P-004 Rev.A
Site Wide Planting Plan ref. 334-UW-P- 007 Rev.E	Site Wide Planting Plan ref. 334-UW-P-007 Rev.C
Landscape Features Plan ref. 334-UW-P- 008 Rev.F	Landscape Features Plan ref. 334-UW-P-008 Rev.B

6. Typical details for landscape features and planting:

Now submitted	Now superseded
Reinforced Soil Bank ref. 334-UW-P- 006 Rev.A	Reinforced Soil Bank ref. 334-UW-P-006
Soil Depths ref. 334-UW-P- 010 Rev.A	Soil Depths ref. 334-UW-P-010
Footpath Signage Details ref. 334-UW-P- 017 Rev.B	Footpath Signage Details ref. 334-UW-P-017

7. Detailed planting plans (first reserved matters landscape area):

Now submitted	Now superseded
Planting Plan Sheet 1 ref. 334-UW-P- 018 Rev.C	Planting Plan Sheet 1 ref. 334-UW-P-018 Rev.A
Planting Plan Sheet 2 ref. 334-UW-P- 019 Rev.C	Planting Plan Sheet 2 ref. 334-UW-P-019 Rev.A
Planting Plan Sheet 3 ref. 334-UW-P- 020 Rev.C	Planting Plan Sheet 3 ref. 334-UW-P-020 Rev.A
Planting Plan Sheet 4 ref. 334-UW-P- 021 Rev.C	Planting Plan Sheet 4 ref. 334-UW-P-021 Rev.A
Planting Plan Sheet 5 ref. 334-UW-P- 022 Rev.C	Planting Plan Sheet 5 ref. 334-UW-P-022 Rev.A

8. Habitat creation details and landscape/ecological management plans:

Now submitted	Now superseded
Landscape and Ecological Management Plan Revision D (November 2021)	Landscape and Ecological Management Plan Revision A (May 2021)

9. Ground level details

Now submitted	Now superseded
Proposed Levels Plan ref. Y20112- D100-REV6	Proposed Levels Plan ref. Y20112-D100-REV4
2020-2021 Earthworks Levels ref. Y20112- D101-REV3	2020-2021 Earthworks Levels ref. Y20112-D101-REV2

Site Sections Sheet 1 of 2 ref. Y20112-D601-REV3	Site Sections Sheet 1 of 2 ref. Y20112-D601-REV2
Site Sections Sheet 2 of 2 ref. Y20112-D602-REV3	Site Sections Sheet 2 of 2 ref. Y20112-D602-REV2
Site Sections Location Plan ref. Y20112-D603-REV3	Site Sections Location Plan ref. Y20112-D603-REV2

10. Highways and access

Now submitted	Now superseded
Response to BMBC Highways comments (9 November 2021) ref. 21095/MOS/TS	-

11. Biodiversity Impact Assessment and Offsetting Scheme

Now submitted	Now superseded
Biodiversity Impact Assessment (Phase 2A.1) Rev.D (November 2021), including: Appendix B – Biodiversity Metric 2.0 Calculations Rev.C (excel spreadsheet)	-
Biodiversity Off-Setting Report (Phase 2A.1) Rev.- (November 2021)	-

ⁱ File name of original submitted drawing was incorrectly referenced as 112F