GATEWAY 36, BARNSLEY

ROCKINGHAM - PHASE 2B

UNIT 7

MITIGATION MEASURES

Response to XQLA Landscape Review - rev. B

13 Jun 25

URBAN WILDERNESS

Contents

1. Timeline

Original application and design/ height changes

Dec '19

Original Application submitted ref. 2019/1573

LVIA (First Issue) - Dec 2019

*Parameters Plan-106, Masterplan-110, DAS-01: Assumed Height of **Area 2C 147+21.5m***

May '20

LVIA rev. A submitted

26th May: *Specifies Unit 7 heights as: **Haunch 18m, Eaves 20m and Ridge as 21.5m***

29th May: *Landscape Photomontages (rev. A) submitted - **Assessed Building Height 21.5m***

Jun '20

Change in building height

1st Jun: *DAS-01 rev. B and section drawings approved by BMBC - **Area 2C 147 + 21.5m***

24th Jun: *Parameters Plan-106 rev. A and Masterplan-110 rev. H - **Area 2C + 15.5m; 6m reduction in building height***

Jul '20

Further Change in building height

6th Jul: LVIA *rev. B, Masterplan 110 rev. J, Site Plan 111 rev. G indicates **Unit 7 max. height as 15.5m***

17th Jul: *Parameters Plan-106 rev. C, Masterplan-110 rev. L & Phase 2 Site Plan-111 rev. J - **Area 2C 147+12m; 3.5m reduction in building height***

22nd Jul: *Photomontages as part of LVIA rev. C approved by BMBC - **Building Height 12m (10m eaves)***

Aug '20

Outline Hybrid permission granted with conditions 19 and 20 to manage height

Condition 19 limits eaves height to 10.0m, whilst Condition 20 allows the height limit to be exceeded if criteria in relation to occupier need or landscape/visual impacts are met.

Planning Summary

This shows that a building up to 21.5m height (above 147mAOD) was originally proposed at this plot, which was subsequently reduced to 12m with provision made for greater height to be proposed and justified via reserved matters applications.

Recent pre-app/ RM submission

Mar '24

Pre-App Meeting

8th Mar: *Additional Viewpoints requested by BMBC*

Mar '24 **Apr '24**

Updated Site Photographs and Additional Viewpoint Photography

The new photographs reflect the changes to the landscape and built form over the span of 5 years since November 2019, when the original photographs were taken.

Jan'25

Pre-App Meeting

5th Jan

LVIA shared with BMBC

11th Jan:

Feb '25

Initial BMBC Comments received

5th Feb

Reserved Matters Application Submitted

21st Feb

Mar '25

LVIA (rev. F) submitted

4th Mar: *LVIA submitted as part of RM Application*

Apr '25

XQLA Landscape Review document received

8th Apr & 9th Apr

Submitted Scheme addresses a number of XQ's comments

Conversation between BMBC and applicant about XQ's review of Unit 7 and how the revision F. reflects much of the additional mitigation being suggested by XQ.

May '25

RM Application Meeting

19th May: Meeting between BMBC and applicant. Officers request further demonstration of how the proposed scheme incorporates the mitigation measures and addresses the landscape and visual impact.

In Conclusion,

This demonstrates that pre-application discussions regarding height occurred ahead of and in parallel with the preparation of the reserved matters application. Whilst the reserved matters application was submitted prior to receipt of comments from the Council's consultant, the applicant was aware of the relevant matters and areas of mitigation, such that these are considered and incorporated in the proposed scheme.

2. Introduction

This document has been prepared on behalf of Harworth Group in collaboration with Johnson Mowat (JM), The Harris Partnership Architects (THP) and Holloway Jennings (HJ).

The purpose of this document is to address the evaluation and recommendations outlined by Xanthe Quayle Landscape Architects in the XQLA Landscape Review dated 26 February 2025.

It responds to the proposed measures suggested to mitigate the visual impact of the increased height of Unit 7 as provided by XQLA.

Based on the XQLA Landscape Review document, we believe there are five main components that need to be addressed:

a. Increased Height of the Unit 7 Building

b. Building Plateau Level

c. Landform to the rear of Unit 7 Building (south-west of the overall site)

d. Mitigation Planting

e. Cladding

2a. Increased Height of Unit 7 Building

XQLA Statement:
Refer - Assessment of the Effects of the Increase in height of Unit 7, p.5

'It is noted the increase in ridge height would be a significant deviation from both the max. building height and max AOD set out in the approved Parameter Plan.'

Response:

- For clarity, the approved Parameter Plan indicates a maximum finished floor level (FFL) of 147.0m AOD and maximum building height of 12.0m. The maximum building ridge height conforming to the parameters plan is therefore 159.0m AOD.
- The Unit 7 reserved matters application proposes a building with finished floor level at 145.5m AOD and building height of 18.6m (ridge height at 164.1m AOD). The proposed finished floor level is therefore 1.5m below the maximum allowed.
- Taking this into account, the proposed ridge height exceeds the maximum ridge height conforming to the Parameter Plan by 5.1m.
- Condition 19 limits eaves height to 10.0m, whilst condition 20 allows the height limit to be exceeded if criteria in relation to occupier need or landscape/visual impact are met.
- The matter of height requirement by specific occupiers and for speculative development is addressed fully in the Planning Statement ***(see sections 2, 3, 4 and Appendix 2)*** by Johnson Mowat.
- In summary, the building height proposed is that necessary to achieve a 15m clear internal height that is required both by the prospective occupier of the building and by the market in general.
- Buildings of this footprint size and below this height are unlikely to be funded or constructed as they do not respond to market demand or occupier requirements. It is therefore not feasible to reduce the height of the building from that proposed and the matter is to be addressed through landscape and design interventions to mitigate visual impact.

2b. Development Plateau Level

XQLA Statement:
Refer - Consideration of potential options for mitigation, p.10

'Consider reducing the building height by reducing the FFL of Units 4-7, if possible, thereby increasing the level of the cover provided by the existing landscape, to the constructed units as well as, the proposed land forms and vegetation buffers.'

Response:

- Different plateau levels were explored and analysed in collaboration with the site structural and civils team in November 2024.
- As part of the mitigation strategy (Unit 7 - RM Application), the Finished Floor Level (F.F.L) for Unit 7 has been reduced by 1.5m (reduced from 147m AOD to 145.5m AOD).
- This adjustment has been carefully considered by the design team and engineers to balance plateau levels with site conditions, budget constraints, and broader landscape considerations.
- XQLA recommends further reduction in the plateau level in their landscape review document.
- The Unit 7 building footprint is substantial, and the environmental impact of lowering the plateau level even by another 0.5m would be significant.
- Excavation and the transport of the excavated material off-site or to a different location within the site may also pose practical and logistical challenges from a viability and financial perspective.
- With an increase in building height of 6.6m (from 12m to 18.6m) and a decrease in plateau level of 1.5m (F.F.L reduced from 147m AOD to 145.5m AOD), the overall height increase is approximately 5.1m.
- The benefits of lowering the plateau level by a few centimeters would have limited impact in terms of visual resource.

Kindly refer:
334-UW-P-rev. F - Unit 7 LVIA Addendum - 26 Feb 25 - p. 5 and 47

Fig. 1 Aerial view of Site showing extent of RM Application and location of constructed landform

2c. Landform

XQLA Statement:
Refer - Review of the Proposed Mitigation of Unit 7, p.6

'Addendum E refers to an additional 6m landform to provide visual mitigation however, there is a 6m landform shown on the 2020 plans, (Ref: 12006-1-110 rev. J dated 01/07/20). Therefore, it is unclear if there is an existing mound or additional mitigation as a result of the proposal to increase the Unit 7 height. We assume this is an error and is the existing offer.'

Response:

Original vs. Proposed Landform to Rear of Unit 7 (south-east plateau)

- XQ refers to Masterplan-110 rev. J. This has been superseded by the submitted version i.e. Masterplan-110 rev. L.
- The approved levels plan from the original consent (August 2020) is ***'Phase 2 Proposed Earthworks 4652-2-JPG-SW-00-DR-C-1200-S2 Rev P11'***, therefore the comparison between plateau levels should be made against this proposal.
- **Original** - Essentially, the landform depicted in the above mentioned plan consisted of a bund situated between the building and an embankment. The bund was approximately 6m in height (152m-146m), while the embankment increased in height away from it (ranging from 147 to 155, depending on the position). - ***See Fig. 2***
- **Proposed** - In AOD terms, we now have a single landscape bund/ ridge at 158.1m tapering down to 146.8m and forming a more effective screen feature to most of the elevation. - ***See Fig. 3***
  **Note that the southern portion of the elevation is not screened by the bund.*
- This increase in height has been achieved using site-won grey shale surcharge material, to reduce haulage off-site. It helps to reduce visual impact of the Unit 7 building from the southern residential receptors, in an environmentally sensitive way.
- The variation in bund height has been illustrated in ***Fig. 4*** using schematic sections.
- The ridge height,12.6m (158.1m -145.5m) represents the maximum height achievable considering both the structural stability of the mound and existing embankment (at 1:3 slope), available on-site surcharge material and the constraints of space to the rear of Unit 7.
- Therefore, there is no scope to increase the height of the bund further.

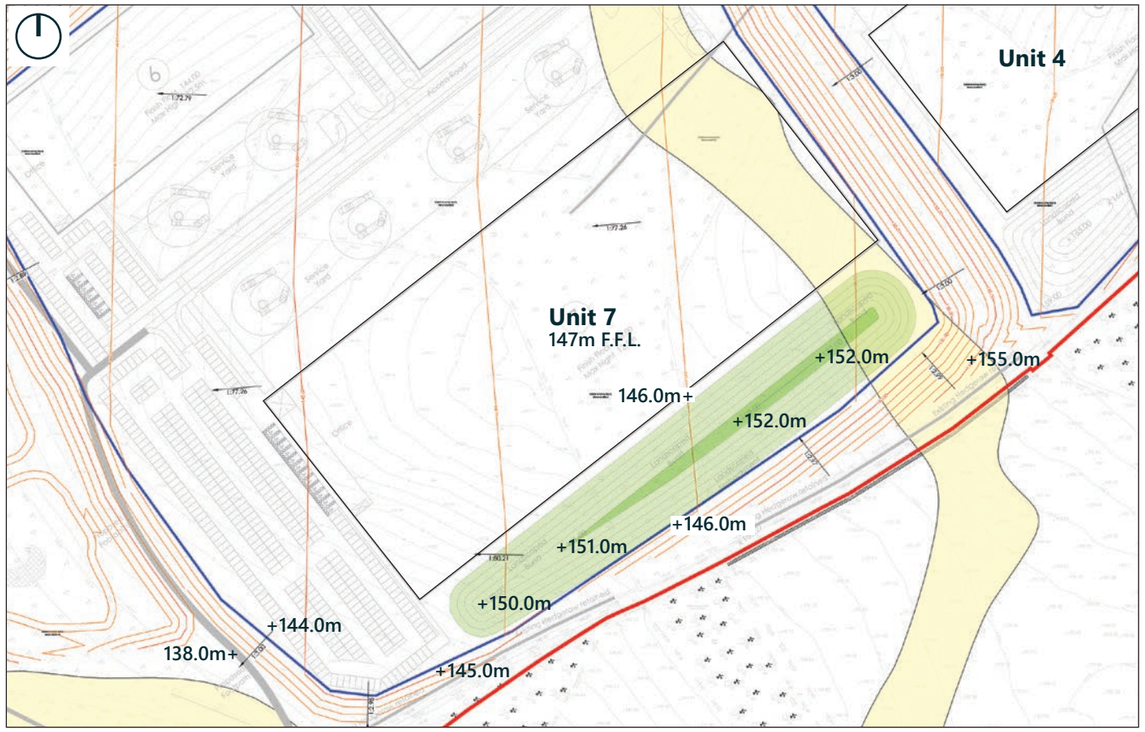


Fig. 2 Extract from ***Phase 2 Proposed Earthworks 4652-2-JPG-SW-00-DR-C-1200-S2 Rev P11*** showing original landform proposed

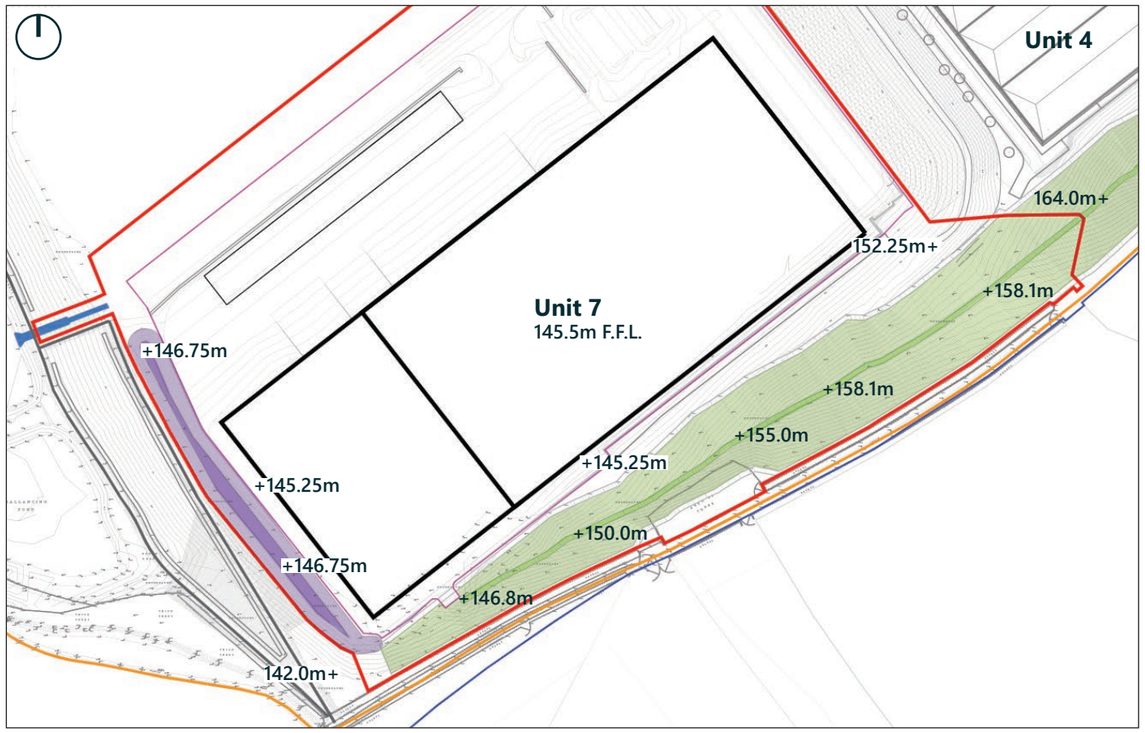


Fig. 3 Extract from ***ACAD-7241-HJCE-00-XX-M3-C-4000-PROPOSED SURFACE-Model*** showing proposed landforms

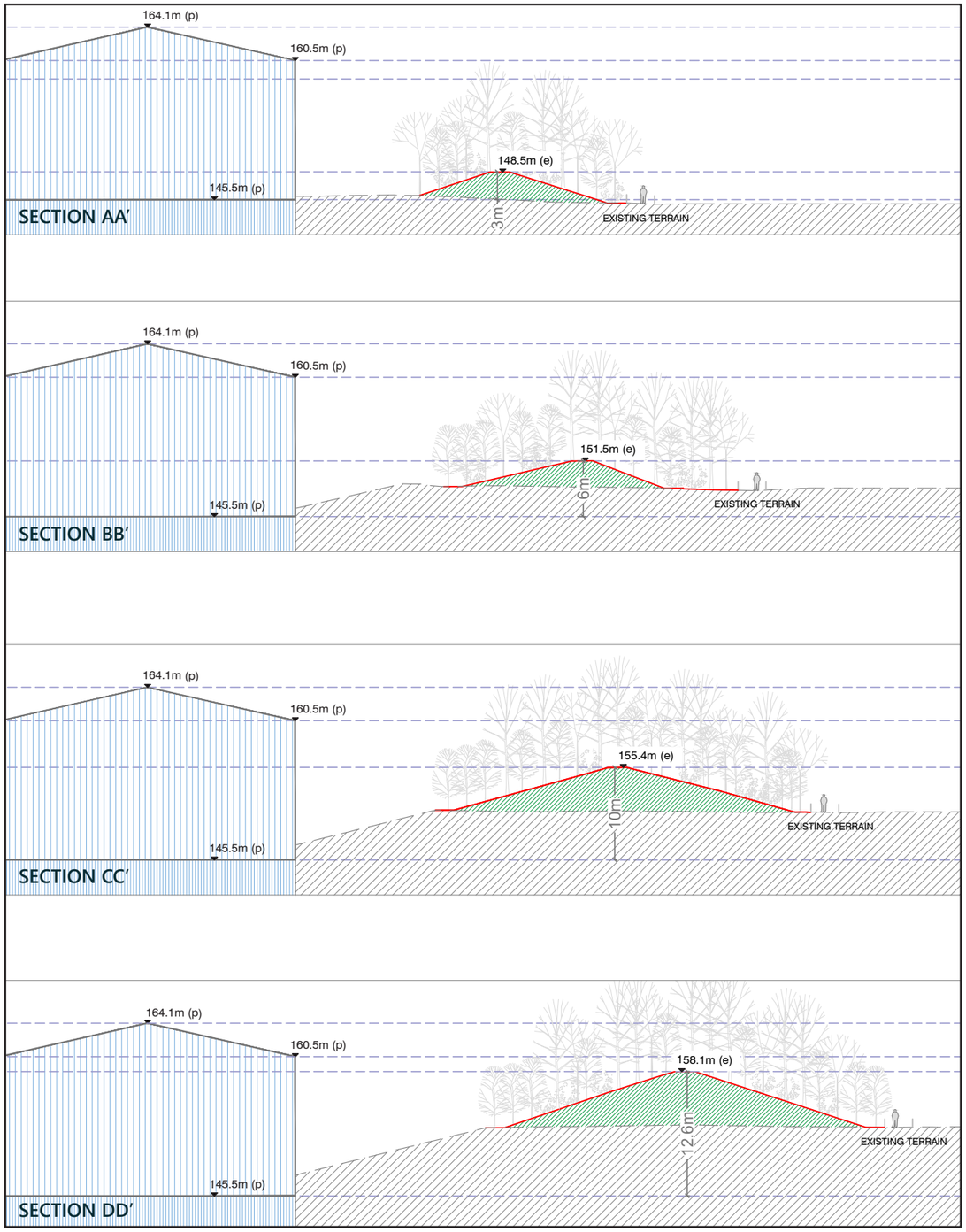
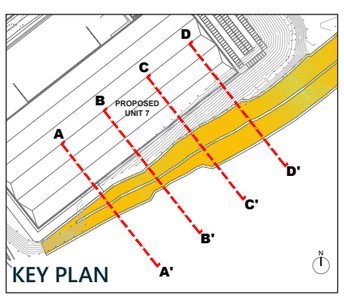


Fig. 4 Schematic sections through Proposed Landform to Rear of Unit 7
(vegetation represented at maturity to illustrate screening proposed)



New Landform to West of Unit 7 (south-west plateau)

- Original – The landform slopes downward from the development plateau (car park level) at 144.0m to 138.0m ***(see Fig. 2)***.
- Proposed – The surplus material on site has been utilised to create a new landform to the west of Unit 7. This new bund is approximately 1.5m in height, with a ridge height of 146.75m ***(see Fig. 3).***
- This has been illustrated using schematic sections in ***Fig. 5***.
- The overall height increase of 5.1m for which the visual effects is being assessed reduces to 3.6m due to the proposal of the 1.5m-high landform, for views from the western receptors.

  Original Building Height: 12m
  Proposed Building Height: 18.6
  Height Increase: 18.6-12 = 6.6m

  Original Plateau: 147m AOD
  Proposed Plateau: 145.5m AOD
  Height Decrease: 147-145.5 = 1.5m

  Overall Height Increase: 6.6-1.5 = 5.1m
  New Landform Height: 1.5m

  Overall increased Height to be mitigated for western receptors: 3.6m

- This bund has also been planted with a 1x1m woodland matrix. It will offer enhanced screening for the identified receptors from the north-west and south-west of the site.

Conclusion

There was no error in reference to an 'additional 6m landform', but this could be described more clearly as an increase in the height of the highest point of the bund from 152m AOD to 158.1m AOD (+6m) with extension to the length of bund. From finished floor level, the maximum height of the originally proposed bund was 6m (152-146) whereas the maximum height of the bund now proposed is 12.6m (158.1-145.5). This is supplemented by the provision of a further additional bund to elevate planting to the west of the building.

Kindly refer
334-UW-P-rev. F - Unit 7 LVIA Addendum - 26 Feb 25 - p. 6
334-UW-P-082 rev. A - Unit 7 - Landscape Mitigation Plan - 26 Feb 25
7241-HJCE-00-XX-DR-C-4000,4001,4002-P02-EXTERNAL LEVELS OVERALL

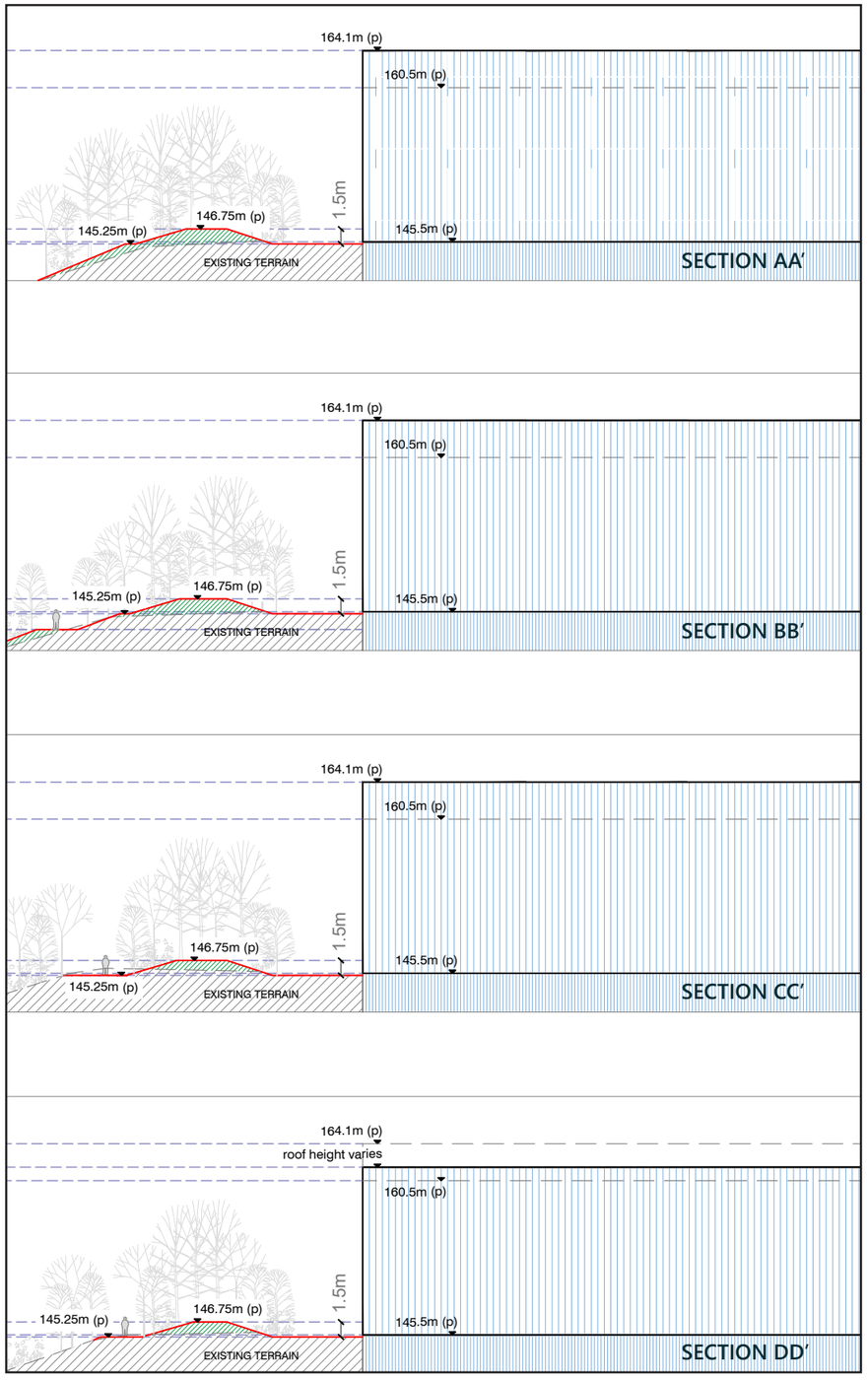
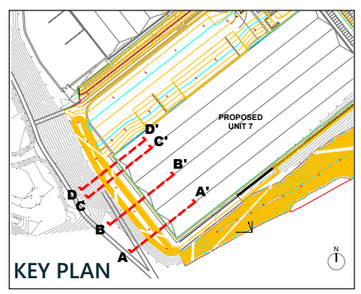


Fig. 5 Schematic sections through Proposed Landform West of Unit 7
(vegetation represented at maturity to illustrate screening proposed)



2d. Mitigation Planting

XQLA Statement:
Refer - Review of the Proposed Mitigation of Unit 7, p.6

'Reference to UW Landscape Mitigation Plan (Ref: 334-ES-01 rev. A) has been made whilst considering the landscape mitigation. Whilst the addendum to the LVIA provided by UW proposes mitigation through 'Vegetation: Planting of extra-heavy feathered multi-stem trees, evergreen trees, and matrix planting will provide substantive screening by 2028.' However, the Landscape Mitigation Plan Rev A, only includes Ilex aquifolium (Holly), a medium – large tree and Juniperus communis (Juniper), a small tree, as proposed evergreens. Therefore, it is unlikely to provide the intended all year-round screening. However, it is noted that visibility to Unit 3 is limited from Viewpoints 5 & 6, presumably due to the presence of existing visual mitigation elements.'

Response:
The Planting Plan produced for Unit 7 should be referred in place of the Landscape Mitigation Plan. This supersedes the UW Landscape Mitigation Plan (334-ES-01 rev. A)

- As per the revised Planting plan, the woodland matrix contains 26% evergreen/semi-evergreen mix.
- This includes species such as *Ilex aquifolium* (Common Holly), *Pinus sylvestris* (Scots Pine), and *Ligustrum vulgare* (Common Privet).
- The use of extra-heavy, feathered, and multi-stemmed trees in the woodland matrix will provide a variation in height, enabling substantive screening by Year 2028 i.e Year 0.

Kindly refer:
334-UW-P-rev. F - Unit 7 LVIA Addendum - 26 Feb 25 - p. 5 and 6
334-UW-P-082 rev. A - Unit 7 - Landscape Mitigation Plan - 26 Feb 25; and
334-UW-P-081 rev.B - Unit 7 - Landscape Planting Plan - 26 Feb 25

Multi-stemmed Trees
Feathered Trees
Evergreen Species

Woodland Matrix - Multi-stemmed trees *Planted in groups of 7-9 at 4m centres

No.	Abbr.	Height	Botanical Name	% Cont.	Specification
30	Bpe ms³	200-250cm	*Betula pendula ms³*	NA	Multi-stem; Bushy; 3 stem minimum
30	Cav ms³	150-200cm	*Corylus avellana ms³*	NA	Multi-stem; Bushy; 3 stem minimum
30	Sal ms³	150-200cm	*Salix Alba ms³*	NA	Multi-stem; Bushy; 3 stem minimum

NWM - Native Woodland Mix - *Planted in groups of 9-11 at 1m centres

No.	Abbr.	Height	Botanical Name	% Cont.	Specification
111	Aca	40-60cm	*Acer campestre*	6%	B: 1+1; Transplant
37	Aca	125-150cm	*Acer campestre*	2%	Feathered; Bareroot; plant 1 per 9m2
94	Agl	40-60cm	*Alnus glutinosa*	5%	B: 1+1; Transplant
37	Agl	125-150cm	*Alnus glutinosa*	2%	Feathered; Bareroot; plant 1 per 9m2
187	Bpu	40-60cm	*Betula pubescens*	10%	B: 1+1; Transplant
37	Bpu	125-150cm	*Betula pubescens*	2%	Feathered; Bareroot; plant 1 per 9m2
94	Csc	40-60cm	*Cytisus scoparius*	5%	155cc min.: 1+0: Seedling: Cell Grown
187	Iaq	40-60cm	*Ilex aquifolium*	10%	155cc min.: 1+0: Seedling: Cell Grown
111	Lvu	40-60cm	*Ligustrum vulgare*	6%	B: 0/1: Branched: 2 brks
94	Msy	40-60cm	*Malus sylvestris*	5%	B: 1+1; Transplant - seed raised
187	Psy	40-60cm	*Pinus sylvestris*	10%	1+2; Transplant
187	Psp	40-60cm	*Prunus spinosa*	10%	B: 1+1: Transplant Seed Raised: Branched: 2 brks
94	Qpe	40-60cm	*Quercus petraea*	5%	B: 0/1: Branched: 2 brks
94	Qro	50-60cm	*Quercus robur*	5%	1+1; Transplant
37	Qro	125-150cm	*Quercus robur*	2%	Feathered; Bareroot; plant @ 1 per 9m2
94	Rca	40-60cm	*Rosa canina*	5%	B: 1+1; Transplant Seed Raised: Branched: 3 brks
94	Sar	40-60cm	*Sorbus aria*	5%	1+1; Transplant
94	Vla	40-60cm	*Viburnum lantana*	5%	B: 1+1: Transplant Seed Raised: Branched: 2 brks

Total Area: 1,372m²

Betula pubescens and *Alnus glutinosa* should be planted in areas that are more prone to becoming water logged or remain wet for long periods

Fig. 6 Proposed Woodland Matrix Planting
Extract from 334-UW-P-081 rev.B - Unit 7 - Landscape Planting Plan - 26 Feb 25

2d. Mitigation Planting

XQLA Statement:
Refer - Consideration of potential options for mitigation, p.10

'Consider the need to frame views and undertake additional off-site tree planting in coordination with the local authority and land owners to protect and enhance the views. For example; tree/ hedgerow planting along boundary walls of areas within the localities identified for residential development. However, this may not be realistically achievable.

Consider the existing mitigation measures/ and the appropriateness of their locations, as well as ways to achieve additional screening height/ all year-round screening, potentially increase planting area at Year 1. Additional screening by planting a mixture of deciduous and evergreen trees should be planted at building floor level to help filter and screen views from the north, such as Worsborough Conservation Area and associated public footpaths.

Additional number of heavy standards, evergreen species, planted in a staggered nature at building level to help screen the built Units 1-3 and the approved Units 4-7 in Years 0-30 whilst the whip trees establish. This would mitigate against the resultant effects on medium-long-distance views from multiple viewpoint locations, including those of the Worsborough Conservation Area, Birdwell and Pilley.'

Response:

- Planting to the rear of the building, specifically the southern batter of Unit 7, was completed in April 2025 in accordance with the Phase 2B Phasing Plan - rev. E.
- There is limited scope for additional planting, as the woodland and scrub planting matrix has been established at a high density of 1m x 1m.
- At the building floor level, extra-heavy standard trees have been proposed along the perimeter to help screen views from the north and to enhance the streetscape. *Please refer to the on-plot planting plans for details.* Additionally, the Unit 7 building is partially screened on the north side by the proposed Units 5 and 6.
- The western and southern facades of the building have been supplemented with multi-stemmed trees to assist with screening.
- While we recognise that additional planting in Year 1 could provide immediate screening, there are multiple site constraints that must be considered prior to proposing further matrix planting.
- These constraints include poor soil structure, inadequate soil texture, poor drainage, compacted made-up soils, and exposure to heat, cold and wind. Given these factors, planting small stock is a more practical approach. This method generally results in a faster and fuller establishment and reduces the likelihood of losses.
- Based on tree growth studies, the height of extra-heavy standard evergreen trees would be approximately the same as whip trees at Year 15.
- Therefore, planting additional extra-heavy standards would not be cost-effective and carries a higher failure rate and poorer establishment compared to the proposed whip planting matrix.

Kindly refer
334-UW-P-rev. F - Unit 7 LVIA Addendum - 26 Feb 25 - p. 5 and 6
334-UW-P-082 rev. A - Unit 7 - Landscape Mitigation Plan - 26 Feb 25;
334-UW-P-081 rev.B - Unit 7 - Landscape Planting Plan - 26 Feb 25; and
334-UW-P-027 - Rev.E - Landscape Phasing Plan - 8 Aug 24
12006-5-SFW-XX-XX-DR-L-0001, 0004, 0005 - Landscape Masterplan

ANNUAL GROWTH RATE OF TREES
Compiled by UW in collaboration with Van de Berk Nurseries

Fast growing trees like Alder, Birch,Willow, Scots Pine and Rowan					
Year		Whips	Transplants	Multi-stems	Extra Heavy Standards
		Height (m)	Height (m)	Height (m)	Height (m)
2025	Construction (assuming planting ahead of Unit 7)	0.6	1.5	2	6
2026		1.6	2.5	2	6
2027		2.2	3.1	2.6	6.6
2028	Year 0 (Phase 1)	2.8	3.7	3.2	7.2
2029	Year 1	3.4	4.3	3.8	7.8
2030	Year 2	4	4.9	4.4	8.4
2031	Year 3	4.6	5.5	5	9
2032	Year 4	5.2	6.1	5.6	9.6
2033	Year 5 (Full Build)	5.8	6.7	6.2	10.2
2034	Year 6	6.4	7.3	6.8	10.8
2035	Year 7	7	7.9	7.4	11.4
2036	Year 8	7.6	8.5	8	12
2037	Year 9	8.2	9.1	8.6	12.6
2038	Year 10	8.8	9.7	9.2	13.2
2039	Year 11	9.4	10.3	9.8	13.8
2040	Year 12	10	10.9	10.4	14.4
2041	Year 13	10.6	11.5	11	15
2042	Year 14	11.2	12.1	11.6	15.6
2043	Year 15 (Establishment)	11.8	12.7	12.2	16.2

Whips and Transplants would grow upto 1m in Year 1
Thereafter, the growth rate will be 60cm in height / year
For the multi-stems and extra-heavy standards, they will take 1-1.5 years to establish in the new soils.
Thereafter, the growth rate will be 60cm in height / year

Slow growing trees like Oak, Holly and Hornbeam				
Year		Whips	Transplants	Extra Heavy Standards
		Height (m)	Height (m)	Height (m)
2025	Construction (assuming planting ahead of Unit 7)	0.6	1.5	6
2026		1.6	2.5	6
2027		1.9	2.8	6.3
2028	Year 0 (Phase 1)	2.2	3.1	6.6
2029	Year 1	2.5	3.4	6.9
2030	Year 2	2.8	3.7	7.2
2031	Year 3	3.1	4	7.5
2032	Year 4	3.4	4.3	7.8
2033	Year 5 (Full Build)	3.7	4.6	8.1
2034	Year 6	4	4.9	8.4
2035	Year 7	4.3	5.2	8.7
2036	Year 8	4.6	5.5	9
2037	Year 9	4.9	5.8	9.3
2038	Year 10	5.2	6.1	9.6
2039	Year 11	5.5	6.4	9.9
2040	Year 12	5.8	6.7	10.2
2041	Year 13	6.1	7	10.5
2042	Year 14	6.4	7.3	10.8
2043	Year 15 (Establishment)	6.7	7.6	11.1

Whips and Transplants would grow upto 1m in Year 1
Thereafter, the growth rate will be 30cm in height / year
For the extra-heavy standards, they will take 1-1.5 years to establish in the new soils.
Thereafter, the growth rate will be 30cm in height / year

Note on Growth Rates
Anticipated Average growth rate based on matrix planting of young pioneer trees growing initially at a faster rate with climax woodland vegetation establishing slower over time

***The ultimate height of trees such as Rowan and Holly will be 12m.**

2e. Cladding

XQLA Statement:

Refer - Review of the Proposed Mitigation of Unit 7, p.6

'Whilst the coloured cladding helps to soften the massing of the proposed unit, reducing the perceptive dominance of the structure, under certain conditions, and as demonstrated by the Viewpoint photography. However, it has limited mitigation effects to blend into the skyline. This arises as, the use of a goosewing grey RAL colour or similar, will not blend into the skyline at all times, with the sky changing colour through the day, as well as with seasons, over the year. Furthermore, the porosity of the skyline is lost, resulting in effect, a flat colour, and a solid mass breaching the relatively 'calm' skyline.'

Refer - Consideration of potential options for mitigation, p.10
Colour type and texture to make the cladding bespoke, and to consider a multi tonal effect, avoiding bold textural cladding, such as that demonstrated on the Firethorn building that, highlights the building within the landscape.
For example, Unit 7 may be better reflected in a subtle multi-tonal green on the eastern/ southern elevations to help the unit recess into the hillside and its mitigation planting. This may also be beneficial for Units 5 & 6.

Response:

- The proposed cladding colours for Unit 7 are consistent with the materials and colours previously approved and installed for Units 1, 2, and 3, as well as the current approval for Unit 4.
- The colour scheme for Unit 7 and the entire Gateway 36 site has been selected from the palette outlined in Barnsley Council's Hoyland North masterplan framework.
- Unit 7 has been designed using the same architectural palette as Units 1, 2, and 3, which were previously approved and constructed, as well as the currently approved Unit 4. This includes the distinctive glazed corner detail.
- A workshop was conducted in November 2024 with The Harris Partnership Architects to explore ways to reduce the perception of massing through strategic use of colours on the building elevations.
- Based on the workshop, revisions to the building façade treatments on the south and western elevations
  (i) emphasise horizontal planes rather than vertical elements, and
  (ii) highlight the south-western corner treatment around the glass-panelled corner.
- XQLA recommends adopting a green RAL shade instead of the proposed goosewing grey RAL colour. It is our understanding that the Goosewing Grey RAL colour was agreed upon with BMBC and there was a prior preference to avoid light coloured roofs that can become reflective under certain conditions. The selection of a darker tone is intended to align with this guidance and minimise undue reflectivity.
- Given that the UK experiences an average of 200-240 cloudy days annually, Goosewing Grey is likely to blend more effectively into the skyline. Using a green colour for the building's exterior would create a more prominent feature within the skyline, in our opinion.
- During winter, the building could appear as a green mass and stand out more significantly. Therefore, we see limited benefit in changing the RAL shade from grey to green.

Kindly refer:
334-UW-P-rev. F - Unit 7 LVIA Addendum - 26 Feb 25 - p.4, 15, 19, 23, 31, 35, 36, 37, 40
12006-5-THP-XX-XX-RP-A-DA01E Design and Access Statement

Fig. 7 Rear Elevation of Unit 7 at Year 0

Fig. 8 Rear Elevation of Unit 7 at Year 15

3. Conclusion

The LVIA Addendum - rev. F, along with the associated referenced documents, demonstrates that the Reserved Matters application includes land engineering, building design and landscape planting interventions that are consistent with the mitigation measures suggested by XQLA.

In situations where suggestions have not been incorporated, sufficient justification and rationale has been provided to explain why such modifications cannot be accommodated.

1. Reduce Height of Building
- The proposed height is necessary to meet client and end user requirements.
- The increased height has been matter has been addressed through landscape and design interventions to mitigate visual impact.

2. Reduction in Plateau Level
- Every effort has been made to reduce plateau levels.
- Additional excavation is not feasible due to the scale of earth-moving works, site constraints, environmental impact and cost considerations.
- Constraints pertaining to drainage requirements also impact potential options.

3. Increase in Height of Landform
- The height of the landform to the rear of Unit 7 (south-east plateau) has increased by 6m in relation to the bund originally proposed. The new, altered landform is significantly more effective in providing screening for the south-western and south-eastern receptors compared to the initial landform design.
- Additionally, there is a further landform to the west of Unit 7 (south-west plateau) - 1.5m in height. This bund, alongside its associated planting matrix serves to screen the development from north-western receptors.
- Maximum achievable height has been reached within the available space, on-site material availability and within the constraints of made-ground structural stability (1:3 slope).

4. Additional Mitigation Planting
- Site constraints like ground conditions, exposed locations, etc. limit planting options.
- While extra-heavy standard trees have been used in key areas for mitigation, in our professional opinion, planting younger trees will improve establishment success and are expected to provide effective screening by Year 15.

5. Cladding
- Unit 7's design maintains consistency with Units 1, 2, and 3, which have already been approved and constructed, along with the currently approved Unit 4. Deviating from this established design would make the building stand out more prominently in the skyline.
- In our view, implementing a change in colour to green and adopting a multi-tonal approach would significantly increase the building's visibility in the setting —particularly during winter— and alter the overall cohesiveness.

Furthermore, the incorporation of the allocated residential development within the assessment will reduce the baseline sensitivity of the receptors and further mitigates the visual impact of the proposed Unit 7 building.

In conclusion, the mitigation measures—such as lowering the plateau level, implementing matrix planting (including multi-stem and heavy standards), re-modelling the landform to the south, creating a new landform to the west, and developing the facade of the built form—have been carefully considered, designed, and coordinated by the project design team. These measures are intended to mitigate the visual effects of the increased height of Unit 7. It is anticipated that the visual effects of the development are consistent with those evaluated and approved through the granting of Outline Planning permission.

GATEWAY 36, BARNSLEY

ROCKINGHAM - PHASE 2B

UNIT 7

MITIGATION MEASURES

Response to XQLA Landscape Review - rev. B

13 Jun 25

URBAN WILDERNESS