



JohnsonMowat
Planning & Development Consultants

Harworth Group

Unit 6 Gateway 36, Hoyland North

Construction of Warehouse/Industrial Building (Reserved Matters and related Planning Conditions)

Planning Statement

Johnson Mowat References

Client	Harworth Group
Site	Unit 6 Gateway 36, Hoyland North
Development	Construction of Warehouse/Industrial Building (Reserved Matters and related Planning Conditions)
Local Planning Authority	Barnsley Council
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Limitations

The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at that time.

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Appendix 1. Drawings and Documents List

1. Introduction

- 1.1 This Planning Statement is prepared on behalf of Harworth Group in relation to land at Unit 6 Gateway 36, Hoyland North.
- 1.2 This Planning Statement provides an explanation of the development proposed within the Gateway 36 Phase 2 site to form Unit 6 of the development as approved by Barnsley Council planning permission reference 2019/1573.
- 1.3 The Planning Statement is intended to be read alongside the plans and material submitted for approval of reserved matters for this phase of development, and that submitted to satisfy or discharge corresponding planning conditions, as outlined at Sections 6 and 7.

Submitted Plans and Documents

- 1.4 A list of the submitted documents and drawings is provided at Appendix 1 of this statement.

2. Context

Outline Planning Permission

- 2.1 Planning permission reference 2019/1573 approves development described as follows:

Hybrid planning application for a development up to 102,193sqm of employment uses (use classes B1/B2 and B8) and associated works including provision of internal access roads, drainage and landscaping, a) Outline with all matters reserved apart from means of access; and b) full application for associated earthworks and creation of access points including new roundabout to access Local Plan allocation site ES15.

- 2.2 The planning permission is granted subject to conditions and a Section 106 legal agreement.
- 2.3 Given the nature and scale of the development approved, it is to be delivered on a phased basis.
- 2.4 The preparatory phase of earthworks and access creation was granted full planning permission (subject to conditions) and has substantially progressed across the site, including construction of a spur road to serve this application site.

Land Parcels and Phasing

- 2.5 The outline planning permission comprises two main parcels of land, known as the Gateway 36 Phase 2 and Phase 3 sites, separated by the Dearne Valley Parkway.
- 2.6 The Gateway 36 Phase 2 site was split at the outline planning stage into two phases: Phase 2A broadly being the northwest half and Phase 2B being the southeast half of the Phase 2 site.
- 2.7 Given the scale of the development and topography of the site (including post-mining legacy features), the development of the Phase 2 site is to come forward on the basis of a number of phased reserved matters submissions.
- 2.8 The Proposed Masterplan (ref. 12006-1-110_L) submitted with the outline planning application indicated eight plots or units within the Phase 2 site.
- 2.9 The first reserved matters approval for the Phase 2 site (ref. 2021/1007) approved development of Units 1-3.
- 2.10 The second reserved matters approval for the Phase 2 site (ref. 2023/0015) approved development of Unit 4 (formerly indicated as Unit 8).
- 2.11 The third reserved matters approval for the Phase 2 site (ref. 2025/0121) approved development of Unit 7.
- 2.12 This application seeks approval of Unit 6. The remaining plots (Unit 5 and new Unit 8) will be delivered pursuant to future reserved matters applications.
- 2.13 The Phase 3 site, located north of the Dearne Valley Parkway, has been brought forward as a single phase of development (ref. 2021/1691) independent of the Phase 2 site.

Development Delivery / Prospective Occupier

- 2.14 As master developer of the Gateway 36 development, Harworth Group submits this application for approval of reserved matters for a building at Unit 6.
- 2.15 At the time of submission, there is no prospective occupier contractually committed to occupation of the building. Any progression of the development by Harworth Group prior to the contractual commitment of an occupier is therefore speculative development. Any decision of Harworth Group to develop a building speculatively reflects its commitment to the Gateway 36 development and confidence in the industrial and logistics property market in this location.

- 2.16 Notwithstanding the above, Harworth Group is in advanced dialogue with a prospective business to occupy the premises, and the building has been designed to meet the requirements of that business which operates in the 'last mile' parcel and postal distribution sector.

3. Proposed Development

- 3.1 Reserved matters approval is sought for this phase of built development (Unit 6) comprising of 1no. building for industrial (class E(g)(iii)/B2) or storage and distribution (class B8) use with associated yard, parking, landform and landscaping.
- 3.2 The proposed development comprises one building of 2,857.6 sqm GIA (3,005.8 sqm GEA) for industrial and/or storage and distribution use with associated yard and car park, together with formation of landform, landscape planting and features within the Gateway 36 Phase 2 site.
- 3.3 The built development is described further in the Design and Access Statement and associated drawings (as listed at Appendix 1).

Location

- 3.4 The location of Unit 6 is shown on the Site Location Plan ref. 12006-6-THP-XX-XX-DR-A-1000-P03.

Landform

- 3.5 The development is to be constructed on a flat plateau set at approximately 145.0 mAOD, which allows the finished floor level to be 145.725 mAOD. The plateau landform is shown on the following drawings:
 - External Levels ref. 7241-HJCE-00-XX-DR-C-4000-P03

Access

- 3.6 The proposed development is accessed from the Dearne Valley Parkway Shortwood Roundabout via the existing spine road and estate road within the Gateway 36 Phase 2 site (Newton Road) as shown on the Masterplan ref. 12006-6-THP-XX-XX-DR-A-1010-P06.
- 3.7 The development includes for the continuation of the estate road sufficient to provide accesses to the car park and yard of the proposed building. The estate road is to be constructed to its full extent which allows a turning head to be formed with the bellmouth to the yard access.
- 3.8 The proposed road includes the section to serve Units 5 and 7, consistent with the reserved matters approval for Unit 7.
- 3.9 No access is proposed in this application for the future development plot (Unit 8) opposite Unit 6. Any such access proposal shall be included within the reserved matters submission for Unit 8. This provision is indicated on the proposed site plan.
- 3.10 A 3m wide shared cycle/footpath is proposed to either side of the estate road.
- 3.11 There are no public rights of way within the reserved matters application site.
- 3.12 Vehicular circulation and parking within the site are addressed in the following document:
 - Transport Assessment 25065 rev.0 Feb26

Floorspace & Use

- 3.13 The proposed building extends to 2857.6 sqm GIA, which comprises ground floor space only.
- 3.14 The building will be for either industrial (Class E(g)(iii)/B2) or storage/distribution (Class B8) use, dependent upon future occupier requirement.

Layout

- 3.15 The size and position of the building within the plot and the position of service yard and car parking areas present a layout that is able to accommodate either industrial (Class E(g)(iii)/B2) or storage/distribution (Class B8) uses.

- 3.16 The detail of the external configuration proposed responds to the expected requirements of a distribution use occupier business. This incorporates the layout of the yard to primarily accommodate the parking and loading of delivery vans as well as HGV access to the building.
- 3.17 The car park is of sufficient size to accommodate the vehicles of both on-site employees and delivery vehicle drivers.
- 3.18 The proposed site layout is shown on the following submitted drawings:
- Proposed Site Plan ref. 12006-6-THP-XX-XX-DR-A-1011-Po6
 - Proposed Detailed Site Plan 1 ref. 12006-6-THP-XX-XX-DR-A-1012-Po
 - Proposed Detailed Site Plan 2 ref. 12006-6-THP-XX-XX-DR-A-1013-Po3

Vehicle Parking

- 3.19 127 van parking spaces are proposed and arranged in a manner specifically to facilitate rear door loading by workers/drivers on foot. 70 of these spaces are to be equipped with electric vehicle charging points.
- 3.20 Should the unit be occupied by an industrial or storage/distribution use not requiring delivery van parking, then the yard and west elevation of the building are of a size and arrangement to accommodate conventional HGV access, parking and loading.
- 3.21 128 car parking spaces are proposed, of which there are 14 electric vehicle charging spaces, 5 disabled user spaces and 7 car share spaces. There are 10 motorcycle spaces and 28 cycle parking spaces.
- 3.22 The car park proposed is of a size and arrangement required to accommodate the anticipated use of the building. However, it is able to accommodate the requirements of a typical industrial or storage/distribution use.

Trip Generation

- 3.23 As the anticipated use of the building and the corresponding vehicle parking provision differs from the standard provision for a typical industrial or storage/distribution use a Transport Assessment 25065 rev.0 Feb26 has been undertaken to fully assess trip generation and its effect on the highways network.
- 3.24 This demonstrates that this site provides good accessibility by foot, cycle and public transport. It identifies that vehicular movements generated by the proposed development will enter the local highway network outside of the peak hours identified in the TA submitted as part of the approved outline permission (2019/1573), and concludes that the development will have no material impact on the local highway network.
- 3.25 To support sustainable travel, the following travel plan document is submitted with the application:
- Travel Plan 25065 rev.0 Feb26

External Storage

- 3.26 No external storage is proposed to take place at this unit.

Floor Level & Building Height

- 3.27 The proposed finished floor level is 145.5 mAOD.
- 3.28 The eaves (where the roof meets the wall) are at 10.0 m and the parapet is at 10.5 m. The overall building height is 12.58 m, which places the ridge at 158.08 mAOD.
- 3.29 The height and form of the building is shown on the following drawings:
- Proposed Elevations ref. 12006-6-THP-XX-XX-DR-A-1022-Po4

- 3.30 The height of this building in respect of the outline planning permission conditions is discussed specifically at Section 5 of this statement.

Design & Sustainability

- 3.31 The design theme for this development is consistent with that of Units 1-3, 4 and 7. This includes the use of the green/brown colour palette as provided by the Hoyland North Masterplan Framework (see section 6).
- 3.32 The 'active frontage' of the building faces towards the plot entrance and spine road. Besides this, the design of the building's south and west corners incorporate feature cladding sections to increase architectural interest when seen from the southwest.
- 3.33 The roof of the building is specified with rooflights and photovoltaic panels.
- 3.34 As outlined above, the development includes comprehensive parking, changing and storage facilities for staff travelling on foot or by cycle, and electric vehicle charging infrastructure.
- 3.35 The building is designed to achieve a BREEAM score of 'Very Good' or better (see section 6).
- 3.36 Further details of design and sustainability are provided in the Design and Access Statement ref. 12006-6-THP-XX-XX-RP-A-DA01.

Drainage

- 3.37 The proposed development shall be drained by separate foul and surface water systems, full details of which are provided in the following plans and documents:
- Drainage Layout ref. 7241-HJCE-00-XX-DR-C-3000-P033
 - Drainage Strategy ref. 7241-HJCE-00-XX-RP-C-3000.v2
 - Drainage Calculations ref. 7241-HJCE-00-XX-CA-C-3001-P022
 - Drainage Management and Maintenance Plan ref. 7241-HJCE-00-XX-RP-C-3001.v2
- 3.38 The drainage details conform to, and form part of, the site-wide drainage strategy set out at the outline planning stage.
- 3.39 Foul water will discharge to the foul infrastructure sewer in the access road already constructed at the site.
- 3.40 Surface water from this plot shall be conveyed to attenuation basin located in the landscaped area to the west of the Gateway 36 Phase 2 site, from where it discharges to a local watercourse.

Landscaping

- 3.41 Within the Unit 6 plot a landscaping scheme is provided around the car park and yard, as shown on the following drawings:
- Landscape Plan ref. 12006-6-SFW-XX-XX-DR-L-1001-P044

4. Masterplan and Use Considerations

- 4.1 The outline planning permission is granted with all matters reserved apart from access. The matters of layout and scale (as well as appearance and landscaping) are to be determined via reserved matters application.
- 4.2 Notwithstanding this, conditions attached to the outline planning permission control aspects of the development relating to layout and scale.

Condition 2 – Approved Plans

The development hereby approved shall be carried out strictly in accordance with the amended plans and specifications as approved unless required by any other conditions in this permission:

...

Proposed Masterplan 12006-1-110 Rev L rec 17/7/ 20

Proposed Phase 2 Site Plan 12006-1-111 Rev J rec 17/7/20

...

- 4.3 The full list of 59 drawings and documents is not reproduced above. The drawings listed are those pertinent to the site layout and masterplan considerations.
- 4.4 The condition requires the development to be carried out strictly in accordance with the approved plans and specifications as approved unless required by any other conditions in this permission. Condition 18 (see below) requires consideration of layout and allows a degree of variation from the 'strict accordance' stated in condition 2.

Condition 17 – Southern Boundary

Buildings shall be located no closer to the southern boundary of the site than is shown on indicative masterplan 12006-1-110 REV L

- 4.5 The development proposed in this reserved matters application is located no closer to the southern boundary of the site than is shown on indicative masterplan 12006-1-110 REV L.

Condition 18 – Layout / Masterplan

The proposed layout in reserved matters submissions shall substantially accord with the approved masterplan 12006-1-110 REV L. Buildings shall be located no closer to the southern boundary of the site than is shown on the indicative masterplan 12006-1-110 REV L.

- 4.6 The first part of this condition requires any layout to be proposed in reserved matters submissions to substantially accord with the approved masterplan 12006-1-110 REV L. As the second part duplicates condition 17 (see above) it is not discussed further here.
- 4.7 The difference of wording between condition 2 and condition 18 serves to allow a degree of flexibility in the layout of development proposed from that shown on the indicative masterplan. This flexibility is essential to allow the development as it comes forward to respond to market demand and detailed design considerations.
- 4.8 A degree of judgement is required in whether a proposed layout 'substantially accords' with the masterplan as the extent of difference that remains in substantial accordance is not prescribed.
- 4.9 The LPA has considered this matter in the preceding reserved matters applications at this site (as summarised below) and in each case has considered the proposed layout to remain in substantial accordance with the masterplan.

Phase	Variance from Masterplan
Units 1-3 (Phase 2 site)	Masterplan indicates four units of c.2,400, 2,400, 2,800 and 4,300 sqm (total c.11,900 sqm). The development allowed comprises three units of c.2,100, 4,600 and 3,600 sqm (total c.10,300 sqm). The buildings are in a consistent alignment with those shown on the masterplan. The footprint size and position of the building as well as the yard and car park arrangement is changed.
Unit 1 (Phase 3 site)	Masterplan indicates two units of c.2,300 and 23,000 sqm. The smaller unit was omitted to allow space for car parking and a single unit of 31,600 sqm was allowed. The location and arrangement of this altered unit is consistent with the masterplan.
Unit 4 (Phase 2 site)	Masterplan indicates one unit of c.14,400 sqm. The development allowed comprises one unit of c. 12,200 sqm. The location and arrangement of this altered unit is consistent with the masterplan.

- 4.10 The above table indicates that 'substantial accordance' with the masterplan may be maintained in cases where buildings are larger or smaller, and where the number of buildings differs from that shown on the masterplan. The consistent factor is the general location and extent of the areas to be developed with buildings and the relationship of those buildings with the site infrastructure and landform.
- 4.11 The Unit 6 development now proposed remains in substantial accordance with the masterplan. It maintains a single building within the same extent of plot, accessed at two points from the spine road to serve yard and car parking areas independently.
- 4.12 The outline masterplan indicates a building of 6,967.7 sqm ground floor footprint whereas the building now proposed is 2,857.6 sqm.
- 4.13 Whilst there are clear differences to the format of the building and the arrangement within the plot, these do not compromise the substantial accordance with the masterplan.
- 4.14 Indeed, there are aspects of the proposed layout that improve significantly upon that shown on the masterplan, including that:
- The siting of the building and its smaller footprint remove it from the prominent southwest aspect of the plot thereby reducing its visibility in views from the west and south.
 - The built extent remains within the plateau at the west corner negating the requirement for additional earthworks and retaining structures.
 - The car park is segregated from the spine road and accessible ahead of the yard access.

Condition 21 – Floorspace & Use

The development hereby approved shall not exceed a maximum of 102,193sqm of employment use floorspace (use classes B1/B2 and B8), of which a maximum 75% may be B8 uses, the details of which shall be submitted as part of the application for approval of reserved matters.

- 4.15 The proposed building extends to 2857.6 sqm.
- 4.16 This constitutes the fifth phase of the overall development and is within the overall floorspace allowance of the outline planning permission, as demonstrated in Table 1 below.

Approved floorspace Phase 2 site Units 1-3 (2021/1007)	10,312.3 sqm
Approved floorspace Phase 3 site (2021/1691)	31,612.0 sqm

Approved floorspace Phase 2 site Unit 4 (2023/0015, 2024/ENQ/003003) ¹	12,209.8 sqm
Approved floorspace Phase 2 site Unit 7 (2025/0121)	14,400 sqm
Floorspace hereby proposed	2,857.6 sqm
Total floorspace approved and proposed	71,391.7 sqm
Overall floorspace allowance	102,193 sqm
Total floorspace approved and proposed as % of total floorspace allowed	70%

TABLE 1 – APPROVED AND PROPOSED FLOORSACE RELATIVE TO OVERALL ALLOWANCE

- 4.17 The building will be for either industrial (Class E(g)(iii)/B2) or storage/distribution (Class B8) use.
- 4.18 Given the arrangement of the building proposed, it is considered most likely that the use required by an occupier business will be storage/distribution (Class B8). However, it is important to provide flexibility for the possible occupation by a business that requires the space for industrial (i.e. manufacturing) (Class E(g)(iii)/B2) use.
- 4.19 Of the employment units approved to date, only Phase 2 Units 1 and 3 have been occupied and committed to a particular use – Class B8. All other constructed or approved buildings have not yet been occupied or committed to a particular use (either Class E(g)(iii)/B2 or Class B8) and all buildings are marketed for all uses.
- 4.20 As the total floorspace currently approved, pending approval and hereby proposed sums to 70% of the total floorspace allowed, should this floorspace all be occupied for storage/distribution (Class B8) use, this remains beneath the 75% limit stated in condition 21.

¹ Unit 4 change in floorspace from 12,896.3 sqm to 12,209.8 sqm subject to NMA application ref. 2024/ENQ/003003, pending determination at time of submission.

5. Building Height and Visual Considerations

- 5.1 The outline planning permission serves to control the height of buildings developed at the site by the Parameter Plan and planning conditions that indicate the maximum allowed eaves height and the circumstances in which these may be exceeded.

Parameter Plan – Levels and Heights

- 5.2 The approved Parameter Plan indicates a maximum finished floor level (FFL) of 147.0 mAOD and a maximum building height of 12.0m AFFL, which creates a maximum allowed ridge height of 159.0 mAOD.
- 5.3 As outlined in Section 3, the proposed finished floor level is 145.5 mAOD and the ridge height is 158.08 mAOD, thereby 0.92m beneath the maximum allowed ridge height.

Condition 19 and 20 – Height

(19) Building heights shall not exceed 10m to eaves other than Unit 2 on Gateway 36 Phase 3 as shown on indicative masterplan 12006-1-110 REV L which shall not exceed 12.5m to eaves.

(20) Notwithstanding condition 19 above, where a prospective occupier of a plot or plots can demonstrate that, the prospective use cannot physically be undertaken in a building or buildings of the approved heights as set out in condition 19 above or where the alternative is to bring forward speculative development which exceeds the heights specified in condition 19, then the reserved matters submission shall be accompanied by an amended landscape and visual assessment, including photomontages showing the same views as the photomontages in the Landscape and Visual Impact Assessment by Urban Wilderness dated 22 July 2020, which shall clearly demonstrate that there would be no harm to the wider landscape or other sensitive receptors, including impacts on the housing allocations adjoining the site. The visual assessment shall use the same viewpoints previously agreed with the Local Planning Authority and used for outline planning application 2019/1573.

- 5.4 The proposed building eaves height at 10.0m conforms to the limit within condition 19 and therefore negates requirement for any further consideration of height and landscape or visual impact under condition 20.

6. Conditions to be Satisfied by Reserved Matters Submission

- 6.1 The following conditions each require that specified information is submitted to accompany the reserved matters submissions. Information is provided below to demonstrate that the submitted plans and details meet these requirements.

Condition 25 – Appearance and Setting

The following detailed plans shall accompany the application for the approval of reserved matters;

- a) *Details of the proposed external facing materials for each plot. The details, specifications, and colours shall be the same as or similar to those colours on the "colour palette based on the surrounding landscape" on page 14 of the adopted Hoyland North Masterplan Framework and shall be shown on the elevation plans and any associated imagery that is submitted in support of the application.*
- b) *photo montages of the proposals within a Landscape and Visual Impact Assessment.*
- c) *3D aerial view and 3D perspective views shall be submitted to illustrate the submitted details, the latter as seen from ground level which shall show the buildings in their setting of:*
 1. *the Dearne Valley Parkway and existing employment units located on Dearne Valley Parkway,*
 2. *the proposed housing and open spaces of the Hoyland North Masterplan Framework area,*
 3. *Hoyland Lowe Stand and St Peter's Church,*
 4. *existing housing bordering the Hoyland North Masterplan Framework Area.*

Thereafter the development shall be carried out in accordance with the details approved by the Local Planning Authority

- 6.2 This reserved matters application includes the information required by Condition 25 within the following documents:
- Design and Access Statement ref. 12006-6-THP-XX-XX-RP-A-DA01
 - Proposed Elevations ref. 12006-6-THP-XX-XX-DR-A-1022-P04
 - 3D Views ref. 12006-6-THP-XX-XX-DR-A-1024-P04
- 6.3 As the Design and Access Statement and submitted elevation drawings demonstrate, the proposed development has been designed to use the colour palette set out in the Hoyland North Masterplan Framework.
- 6.4 Full details of the external materials are provided in the schedule on the submitted elevation drawings, which includes both a description/specification and colour reference for each material. Particular manufacturers/products are not specified in order to allow flexibility in response to the uncertainties, shortages and delay in supply of particular materials being experienced across the construction sector at present. This flexibility is important to protect the delivery of this development against the delay or other complexity caused by material shortage.
- 6.5 The Design and Access Statement ref. 12006-6-THP-XX-XX-RP-A-DA01 includes photomontages that show how this phase of development has been carefully designed in its scale, appearance and wider landscaping to soften its appearance and in harmony with the wider landscape.

Condition 26 – Boundary Treatment

Each reserved matters application shall be accompanied by a plan identifying the location and details of boundary treatments and fencing for that development plot. The boundary treatment shall thereafter be erected before the building is occupied and in accordance with the approved details

- 6.6 The following drawings are submitted that provide full details of the boundary treatment and fencing for the development plot:
- Proposed Site Plan ref. 12006-6-THP-XX-XX-DR-A-1011-Po6
 - Boundary Treatments ref. 12006-6-THP-XX-XX-DR-A-1033-Po3
 - Landscape Plan ref. 12006-6-SFW-XX-XX-DR-L-1001-Po44
- 6.7 The boundary treatment comprises a 2.4m high green paladin fence and gate around the yard and a timber knee rail around the car park. Single species native hedge planting is also proposed to the perimeter of the yard and site frontage.

Condition 27 – Levels

Detailed plans shall accompany the reserved matters submission indicating existing ground levels, finished floor levels of all structures, road levels and any proposed alterations to ground levels. Thereafter the development shall proceed in accordance with the approved details.

- 6.8 A package of earthworks was approved under the full part of the hybrid planning permission which serves to change ground levels and form development plateaus.
- 6.9 Following the grant of permission, these works have been completed on site by Harworth Group's contractor.
- 6.10 The ground levels as created by the approved earthworks now constitute the 'existing ground levels'.
- 6.11 The proposed finished floor levels of all structures, external surfaces and road levels are shown on the following drawings:
- Existing Detailed Site Plan 1 ref. 12006-6-THP-XX-XX-DR-A-1002-Po2
 - Existing Detailed Site Plan 2 ref. 12006-6-THP-XX-XX-DR-A-1003-Po2
 - External Levels ref. 7241-HJCE-00-XX-DR-C-4000-Po3

Condition 28 – Biodiversity

Notwithstanding the details submitted within the ecological assessment detailed plans shall be submitted with each Reserved Matters application indicating biodiversity mitigation and enhancement measures, including long term management, for each plot. Thereafter the development shall proceed in accordance with the approved details.

- 6.12 The following plans and documents are submitted as part of this reserved matters application, which provide details of the biodiversity mitigation and enhancement measures, including long term management:
- Unit 6 Biodiversity Impact Assessment – November 2025 rev.-
 - Unit 6 Biodiversity Offsetting Scheme – November 2025 rev.-
 - Biodiversity Metric 2.0 (spreadsheet files)
 - Unit 6 Habitat Creation, Biodiversity Mitigation and Enhancement Scheme – November 2025 rev.-
 - Unit 6 Offsite Biodiversity Management Plan – November 2025 rev.-
- 6.13 The matter of biodiversity net gain and off-setting is controlled by the Section 106 Agreement that forms part of the planning permission. Schedule 4 of this requires that a Biodiversity Impact Assessment Report for each Phase and a Biodiversity Offsetting Scheme are submitted and approved prior to the commencement of construction of the respective Phase.
- 6.14 These reports are submitted alongside this application to demonstrate that the biodiversity impact of this phase of development is off-set and a net gain of +10% achieved by a combination of the habitats to be created on-site and off-site by Harworth Group.

Condition 29 – Footpaths and Cycleways

Each Reserved Matters submission shall be accompanied by a scheme detailing the improvement and retention of existing or provision of alternate footpaths/cycleways within the plot or plots, together with timetable for implementation. Thereafter the development shall proceed in accordance with the proposed details.

- 6.15 The proposed development includes an estate road with pedestrian and cycle path provision to either side. To the west of the extent of road proposed, a continuation of the foot/cycle path to make connection with adjacent paths is proposed as shown on the following drawings:
- Proposed Detailed Site Plan 1 ref. 12006-6-THP-XX-XX-DR-A-1012-P0
 - Proposed Detailed Site Plan 2 ref. 12006-6-THP-XX-XX-DR-A-1013-P03

Condition 30 – Drainage

Each reserved matters application shall be accompanied by a scheme which sets out:

1. full foul and surface water drainage details
2. works to provide outfall or surface water
3. full details of the relevant phases of Sustainable Urban Drainage including attenuation, storage and treatment capacities as detailed in the CIRIA SUDS Manual (C697).
4. the scheme shall include the following details: - Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; - A timetable for its implementation; and - A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker or any other arrangements to secure the operation of the scheme throughout its lifetime.

The development of each phase shall thereafter be implemented in accordance with the approved sustainable drainage scheme and maintained thereafter in accordance with the approved management and maintenance plan

- 6.16 This reserved matters application is accompanied by a scheme which sets out full details of the foul and surface water drainage systems to be installed. This is provided by the following plans and documents:
- Drainage Layout ref. 7241-HJCE-00-XX-DR-C-3000-P033
 - Drainage Strategy ref. 7241-HJCE-00-XX-RP-C-3000.v2
 - Drainage Calculations ref. 7241-HJCE-00-XX-CA-C-3001-P022
 - Drainage Management and Maintenance Plan ref. 7241-HJCE-00-XX-RP-C-3001.v2
- 6.17 The Management and Maintenance Plan document is consistent with, and serves to add further detail to, the maintenance and management details included in the approved Drainage and Flood Risk Statement by JPG dated December 2019 ref. 4652-JPG-XX-XX-RP-D-0620-S2-P01. Undertaking maintenance activity as set out in the submitted plan will therefore remain consistent with the requirement of Condition 54.

Condition 31 – Air Quality

Each reserved matters submission shall be accompanied by a scheme which shall identify the location and number of each air quality mitigation type to be installed on each plot as set out in the approved document (including damage cost calculation) A115145 Rockingham AQ Mitigation Strategy 5 May 20 by WYG, noting that the WYG Mitigation Strategy A115145 proposes the total number of mitigation

types for the entire site. Thereafter the air quality mitigation measures shall be installed prior to occupation of the plot(s).

- 6.18 The Rockingham AQ Mitigation Strategy document provides a list of seven air quality mitigation measures. The physical measures that are to be provided in the new development are listed below (the remainder are a travel plan coordinator role and installation works). The condition requires the location and number of these measures to be specified.

Requirement	Provision within Unit 6 Site
Cycle Parking (based on B2 ratio of 1 per 300sqm)	26 no. spaces provided by 13 no. Sheffield stands
Cycle Shelters	3 no. cycle shelter provided
EV Charging Infrastructure	14 no. EV charging points provided
Showers and Drying Facilities	2 no. showers

TABLE 2 - AIR QUALITY MITIGATION MEASURES PROVISION

- 6.19 The electric vehicle (EV) charging points shall meet or exceed the minimum specification of "mode 3", 7 kW, 32 amp.
- 6.20 In addition to the above requirements, it is proposed that 7 no. parking spaces are dedicated for car share use.
- 6.21 The measures are shown on the following drawings:
- Proposed Detailed Site Plan 1 ref. 12006-6-THP-XX-XX-DR-A-1012-P0
 - Proposed Detailed Site Plan 2 ref. 12006-6-THP-XX-XX-DR-A-1013-P03
 - Proposed Building Layout ref. 12006-6-THP-XX-XX-DR-A-1020-P07
 - Motorcycle-Cycle Parking ref. 12006-6-THP-XX-XX-DR-A-1032-P02

Condition 32 – BREEAM

Details shall accompany each reserved matters application setting out a preliminary assessment of the buildings BREEAM rating which shall be submitted for approval in writing to the Local Planning Authority. The assessment shall:

- Identify what measures shall be used to achieve BREEAM standard of 'very good' or equivalent;*
- consider the use of green roofs or partial green roofs to achieve BREEAM standard of "very good" or equivalent standard*
- Where the BREEAM standard of 'very good' or equivalent standard cannot reasonably be achieved the assessment shall justify why not; and*
- Shall identify what standard shall be achieved.*
- Upon completion of the development, a certificate shall be provided to the Local Planning Authority demonstrating that the agreed standard has been achieved and the measures provided to achieve the standard shall be retained as operational thereafter.*

- 6.22 Harworth Group is committed to delivering a development that meets or exceeds the planning condition requirement to achieve Very Good.
- 6.23 A BREEAM pre-assessment has been undertaken and confirms that the required standard of Very Good shall be achieved or exceeded. This is summarised in the following document submitted to discharge this condition:
- Travel Plan 25065 rev.0 Feb26

- Orbis G36 Unit 6 BREEAM Pre-Assessment October 2025 rev.03

- 6.24 This should be read alongside the Design and Access Statement which includes further details of the design measures within the buildings that contribute to achieving a sustainable development.
- 6.25 Upon completion of the buildings, a BREEAM certificate(s) shall be provided to the Local Planning Authority demonstrate that the required standard has been achieved or exceeded.

Green Roofs

- 6.26 Consideration has been given to the use of green roofs or partial green roofs to achieve the BREEAM standard of Very Good as required by the planning condition. Given that the design of the building does not include an external office building (i.e. the office provision is internal to the main building) there is no roof space that is able to accommodate a green roof in a practical and economical manner. A BREEAM standard of Very Good can be achieved without incorporation of a green roof.

Condition 52 – Outside Storage

Outside storage will only take place in specified locations and at maximum heights to be defined on plans submitted and approved as part of the Reserved Matters

- 6.27 No external storage is proposed to take place at this unit.

7. Conditions to be Discharged by Separate Application

- 7.1 The outline planning permission requires the following conditions to be discharged by the submission of material to the local planning authority for approval. A separate discharge of condition application is therefore to be submitted for specific approval of the submitted details.
- 7.2 As the detail submitted to discharge these conditions relates directly to the scheme submitted for reserved matters approval a summary of the requirement and submitted details is provided below.

Condition 34 – Substations

Prior to construction of any substation, full details shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved plans.

- 7.3 The proposed substation is shown on the following drawings:
- Proposed Detailed Site Plan 1 ref. 12006-6-THP-XX-XX-DR-A-1012-P0
 - Proposed Detailed Site Plan 2 ref. 12006-6-THP-XX-XX-DR-A-1013-P03
 - Sub Station ref. 12006-6-THP-XX-XX-DR-A-1030-P01

Condition 35 – On-Plot Landscaping

Prior to the commencement of development of each plot, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained shall be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping details shall be implemented prior to the occupation of each building.

- 7.4 The following drawings are submitted that provide full details of the soft landscaping works proposed on each plot, including details of the species, positions and planted heights of proposed trees and shrubs:
- Landscape Plan ref. 12006-6-SFW-XX-XX-DR-L-1001-P044
- 7.5 The above drawings should be read alongside the Design and Access Statement which provides further description of the on-plot landscape planting scheme.
- 7.6 For the avoidance of doubt, within the plots there are no existing trees and hedgerows to be retained.

Condition 36 – On-Plot Landscape Management

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas for each plot, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any part thereof, whichever is the sooner, for its permitted use. The landscape management specifications shall thereafter be carried out in accordance with the approved plan.

- 7.7 The following drawings and on-plot landscape management plan document are submitted for approval in relation to the Unit 6 development:
- Landscape and Ecological Management Plan for Unit 6 ref. 334-UW-P rev. A
 - Landscape Plan ref. 12006-6-SFW-XX-XX-DR-L-1001-P044

Condition 44 – On-Plot Levels and Surfaces

Prior to the first occupation of the development hereby permitted, sufficient space shall be provided within each plot for pedestrian and bicycle access and egress, and for bicycles and motorised vehicles to

park, turn and re-enter the highway in a forward gear. This area shall be levelled, surfaced and drained in accordance with a detailed scheme submitted to and approved in writing by the LPA and retained thereafter available for that specific use.

- 7.8 The development shall conform to this condition by providing the necessary space for access and circulation prior to occupation. The following drawings set out the detailed scheme of levels, surfaces and drainage for approval by the local planning authority:
- Proposed Detailed Site Plan 1 ref. 12006-6-THP-XX-XX-DR-A-1012-P0
 - Proposed Detailed Site Plan 2 ref. 12006-6-THP-XX-XX-DR-A-1013-P03
 - Boundary Treatment Materials Plan ref. 12006-6-THP-XX-XX-DR-A-1014-P04
 - Drainage Layout ref. 7241-HJCE-00-XX-DR-C-3000-P033
- 7.9 This should be read alongside the Design & Access Statement which includes further information about access and circulation within the site.

8. Summary and Conclusion

- 8.1 The information within the plans and documents hereby submitted has been specifically and comprehensively prepared to allow approval of the reserved matters for the development of Unit 6 within the Gateway 36 Phase 2 site pursuant to hybrid planning permission ref. 2019/1573.
- 8.2 The proposed building, yard and car park arrangement is designed in response to the requirements of a prospective occupier business which operates in the 'last mile' parcel and postal distribution sector. Occupation of the premises by this business is expected to create a substantial number of jobs at the site.
- 8.3 Notwithstanding the above, to maximise flexibility for future occupation and attraction of business, the building has been designed in a manner that allows use for manufacturing or storage/distribution operations. Accordingly, planning permission is sought to allow occupation for either industrial (Class E(g)(iii)/B2) or storage/distribution (Class B8) use.
- 8.4 Information provided within this submission specifically responds to the planning conditions that require particular information to accompany the reserved matters submissions as set out in Section 6 of this Statement. It is requested that any decision notice for the approval of reserved matters includes specific reference to these conditions and the information approved.
- 8.5 Separate applications are made in parallel with this reserved matters submission to discharge those conditions of the hybrid planning permission that specifically require a submission to be made for approval by the local planning authority as set out in Section 7 of this Statement. The plans and details submitted to discharge these conditions are consistent with that submitted within this reserved matters application.
- 8.6 Overall, the details hereby submitted demonstrate that this phase of the Gateway 36 development is the result of very careful architectural and landscape design intended to deliver a high-quality development that in harmony with its surroundings.
- 8.7 Harworth Group intends to commence development of this phase of built development without delay and anticipates timely occupation of the building by an occupier business. Approval of the details and discharge of conditions by the local planning authority is therefore requested.

Appendix 1. Drawings and Documents List

Drawings

1. Site Location Plan ref. 12006-6-THP-XX-XX-DR-A-1000-P03
2. Existing Site Plan ref. 12006-6-THP-XX-XX-DR-A-1001-P02
3. Existing Detailed Site Plan 1 ref. 12006-6-THP-XX-XX-DR-A-1002-P02
4. Existing Detailed Site Plan 2 ref. 12006-6-THP-XX-XX-DR-A-1003-P02
5. Masterplan ref. 12006-6-THP-XX-XX-DR-A-1010-P06
6. Proposed Site Plan ref. 12006-6-THP-XX-XX-DR-A-1011-P06
7. Proposed Detailed Site Plan 1 ref. 12006-6-THP-XX-XX-DR-A-1012-P07
8. Proposed Detailed Site Plan 2 ref. 12006-6-THP-XX-XX-DR-A-1013-P03
9. Boundary Treatment Materials Plan ref. 12006-6-THP-XX-XX-DR-A-1014-P04
10. Proposed Building Layout ref. 12006-6-THP-XX-XX-DR-A-1020-P07
11. Roof Plan ref. 12006-6-THP-XX-XX-DR-A-1021-P03
12. Proposed Elevations ref. 12006-6-THP-XX-XX-DR-A-1022-P04
13. Proposed Building Section ref. 12006-6-THP-XX-XX-DR-A-1023-P03
14. 3D Views ref. 12006-6-THP-XX-XX-DR-A-1024-P04
15. Sub Station ref. 12006-6-THP-XX-XX-DR-A-1030-P01
16. Bin Store ref. 12006-6-THP-XX-XX-DR-A-1031-
17. Motorcycle-Cycle Parking ref. 12006-6-THP-XX-XX-DR-A-1032-P02
18. Boundary Treatments ref. 12006-6-THP-XX-XX-DR-A-1033-P03
19. Site Section 1 ref. 12006-6-THP-XX-XX-DR-A-1040-P01
20. Site Section 5 ref. 12006-6-THP-XX-XX-DR-A-1041-P02
21. Landscape Plan ref. 12006-6-SFW-XX-XX-DR-L-1001-P04
22. Landscape Masterplan Unit 6 ref. 334-UW-P-004 rev.P
23. Existing Topographic Survey ref. 9141_2D/1
24. External Levels ref. 7241-HJCE-00-XX-DR-C-4000-P03
25. Road Longsection ref. 7241-HJCE-00-XX-DR-C-4100-P01
26. Drainage Layout ref. 7241-HJCE-00-XX-DR-C-3000-P03

Documents

1. Planning Statement ref. JM250109_PS_01
2. Design and Access Statement ref. 12006-6-THP-XX-XX-RP-A-DA01
3. Landscape and Ecological Management Plan for Unit 6 ref. 334-UW-P rev. A
4. Drainage Strategy ref. 7241-HJCE-00-XX-RP-C-3000.v2
5. Drainage Calculations ref. 7241-HJCE-00-XX-CA-C-3001-P02
6. Drainage Management and Maintenance Plan ref. 7241-HJCE-00-XX-RP-C-3001.v2
7. Unit 6 Biodiversity Impact Assessment – November 2025 rev.-
8. Unit 6 Biodiversity Offsetting Scheme – November 2025 rev.-
9. Biodiversity Metric 2.0 (spreadsheet files)
10. Unit 6 Habitat Creation, Biodiversity Mitigation and Enhancement Scheme – November 2025 rev.-
11. Unit 6 Offsite Biodiversity Management Plan – November 2025 rev.-
12. Transport Assessment 25065 rev.o Feb26
13. Travel Plan 25065 rev.o Feb26
14. Orbis G36 Unit 6 BREEAM Pre-Assessment October 2025 rev.03