Ref 2023/0015

Applicant: Mr C Sanderson (Harworth Group)

Proposal: Erection of 1no. building for industrial (class E(g)(iii)/B2) or storage and distribution (class B8) use with associated yard, parking and landscaping (Reserved matters of the outline part of hybrid planning permission 2019/1573 for Unit 4 (formerly plot 8) seeking approval of appearance, landscaping, layout and scale)

Site address: Unit 4 (formerly Plot 8), Gateway 36 Development Phase 2 Site, Land south of Dearne Valley Parkway, Hoyland, Barnsley

2 representations were received when the application was originally publicised. 1 additional representation was received in response to the re-publicity exercise following receipt of amended plans. All were from the same local resident.

Site Location

The application site comprises part of a large employment allocation site in the Local Plan and includes land to the south of the Dearne Valley Parkway (DVP) (Barnsley Local Plan site ES17) in Hoyland, Barnsley. The site lies close to Junction 36 of the M1. The project represents part of the second phase of Gateway 36, the first phase having been completed to the west closer to the junction of the M1 and will form part of the Gateway Phase 2 development. Phase 2 A.1 comprising of 3 smaller units on the lowest level of the wider ES17 site which lies south of the Dearne Valley Parkway, are now complete and Phase 3 to the north of the Dearne Valley Parkway is under construction. Development platforms have been constructed under hybrid permission 2019/1573 for the wider employment area including the application site.

The site lies within the Hoyland North Masterplan area on site allocation ES17 and is immediately adjacent to HS66 and HS64 which are the housing allocations also within the masterplan area.

The wider area either side of the Dearne Valley Parkway near to M1 J36 is a mix of industrial development (Gateway 36 Phase 1 and Shortwood Business Park) and open land (which forms part of the Hoyland North Masterplan area). The Hoyland West (employment and residential) and Hoyland South (residential) Masterplan areas lie to the west. Strategic landscaping for the wider area was approved as part of reserved matters application 2021/1007.

There are no local, or international level statutory designations on the site but there are three non-statutory designations in the area, Shortwood and Hay Green Local Wildlife Site; Barrow Colliery Site Local Wildlife Site to the north of Dearne Valley Parkway. The Dearne Valley wetland has been designated as SSSI recently. The site also lies within the Dearne Valley Green Heart- Nature Improvement Area.

To the southeast is Hoyland and the Grade II Listed Hoyland Lowe Stand to the east approximately 600m away. Grade II Listed St Peters Church is nearby in the same general direction.

Site description

The application site is located on the highest level of the wider ES17 employment site which lies to the south of the Dearne Valley Parkway on the newly formed development platform formed under permission 2019/1573. It is positioned to the rear (southeast) of the 3 no. recently constructed buildings built on Phase 2.A.1 (reserved matters approval 2021/1007) and is abutting the residential allocations that are adjacent to the south. The location of the site in the context of previous phase 2.A.1 and the surrounding area is shown on the image below:-



The site is irregular in shape and comprises a development platform created under the hybrid application 2019/1573. Access is provided by the newly built road which accesses the ES17 site from a new arm built from the existing roundabout on Dearne Valley Parkway. This enters the site in the northeast corner and swings south of the site so it will eventually also serve the new residential development Local Plan allocations to the south.

There are no existing public rights of way within the site itself. However, Hoyland Nether Footpath 1 runs along the south-eastern boundary of the site with Hoyland Nether Footpath number 7 running from the southeast corner and runs in the same direction heading to Hawshaw Lane. An area of woodland in the southeast is to be retained.

The site lies on a raised embankment above the level of existing small units but is set down below the level of public footpath number 1 which lies just outside the site to the south. Strategic landscaping outside of plot boundaries was approved under 2021/1007 which will incorporate native woodland and scrub species to screen the site and replace the vegetation lost through development.

Planning History

2019/1573 - 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. Granted with conditions and S106 Agreement on 10th August 2020.

Condition 19 of the outline permission specified maximum building heights for the buildings in this location on the approved outline indicative masterplan.

Condition 20 sets out circumstances where, should it be proposed that these maximum height parameters be exceeded, the reserved matters submission should be accompanied by a landscape and visual impact assessment and photomontages to demonstrate that there would be no harm to the wider landscape or sensitive receptors.

Highways works and earthworks to create development platforms progressed following the grant of permission throughout 2021 and 2022 including the provision of a new arm to the Shortwood roundabout which will serve this site.

2021/1007 - Erection of 3no. buildings for industrial (class E(g)(iii)/B2) or storage and distribution (class B8) use with associated spur road, yards, parking, landscaping and drainage infrastructure (Reserved matters of outline planning permission 2019/1573 for Phase 2A.1 seeking approval of appearance, landscaping, layout and scale) Granted 19th January 2022. Now constructed.

2021/1691 - Erection of 1no. buildings for industrial (class E(g)(iii)/B2) or storage and distribution (class B8) use with associated spur road, yards, parking, landscaping and drainage infrastructure (Reserved matters of outline part of hybrid planning permission 2019/1573 for Phase 3 seeking approval of appearance, landscaping, layout and scale) Granted 06/07/22 (Amended plans). Construction is complete.

Proposed Development

This application seeks approval of the reserved matters (namely the layout, scale, appearance, and landscaping) for the development of 1no large industrial warehouse building on area 2D of the parameters plan approved under 2019/1573. It would become unit 4 of the development taking place on Local Plan site ES17 to the south of the Dearne Valley Parkway as is shown on the proposed site layout plan below:-



The proposal is speculative. However, the applicant has specified the range of uses which the building would be marketed for which includes general industrial, storage and distribution or industrial processes (Use Classes E(g)(iii)/B2 or B8), of which 10% would be 2 storey offices to the east elevation on the second floor and within a third floor pod of 525sqm.

The building would be a maximum 14.75m in height to ridge with a Finished floor level (FFL) of 157.75 above Ordnance Datum (AOD) and ridge height of 172.5m AOD. It would be made up of the following:-

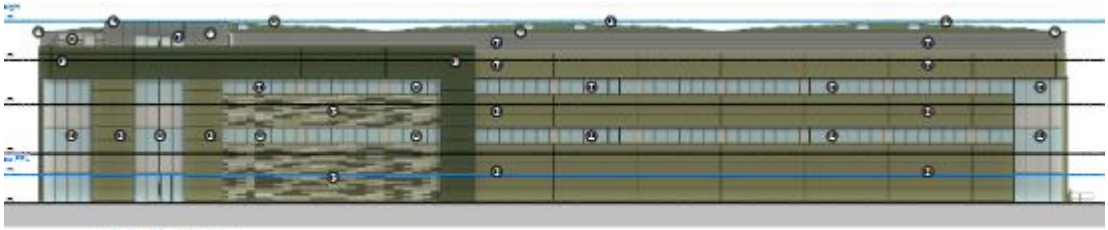
Ground floor 11,575.7 m²
First Floor Offices 634.1 m²
Second Floor Offices 634.1 m²
Third Floor Pod 52.5 m²

The overall amount of building floorspace proposed over all 3 floors is 12,896.4sqm.

The development would also include an associated yard, parking and landscaping. The development is speculative and so is proposed to be flexible to suit a range of end users. However, the proposed layout is configured for B8 storage and distribution use with 163 parking spaces with 22 EV charging points and 8 accessible spaces as well as parking/manoeuvring for HGV's in a dedicated service yard located to the northwest of the proposed building. Cycle storage and changing facilities are also proposed.

The development would be accessed off a newly formed road constructed from the existing Shortwood roundabout to the north. The 'estate' road will an enable the future development of the South Western part of the site and through access to the adjacent part of the Hoyland North Masterplan Framework area.

The building elevations are proposed to be of neutral greens and grey cladding with feature panels of mixed greens, and a darker green roof with shades similar those approved for the 3 adjacent buildings granted under 2021/1007 as per the images below:-

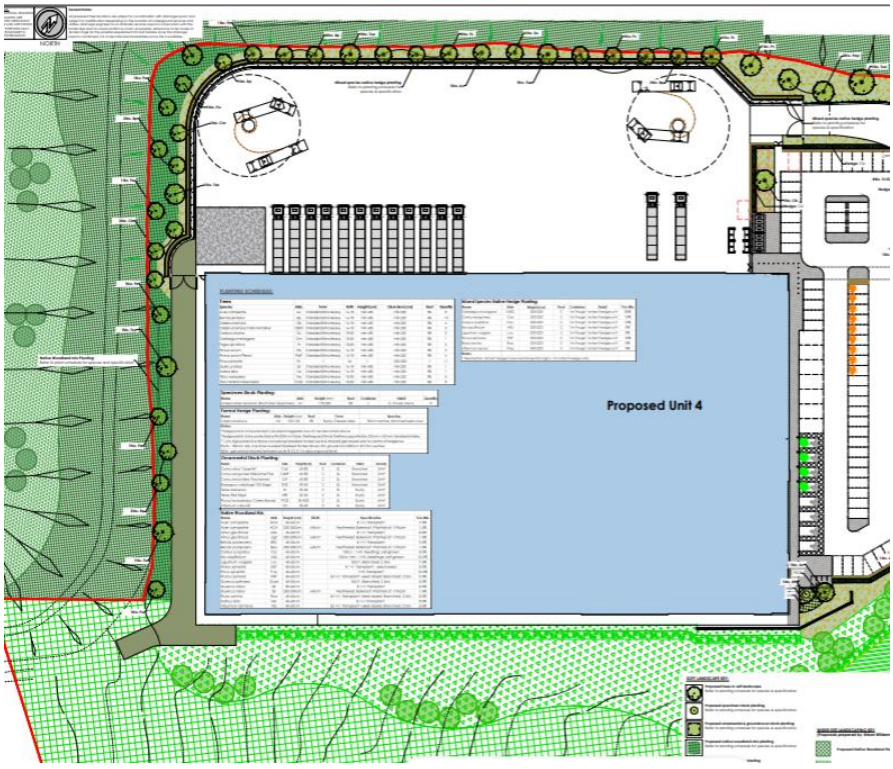


East Elevation
1 : 200



On-plot landscaping consists of retention and enhancement of existing woodland in the southeast and along eastern boundary. A 6m high landscape bund is proposed to the southern boundary of the plot to help screen the development from the residential allocations to the south. Mature trees and scrub with informal and formal hedging are proposed as well as scrub and grassland. On the roof of the office space would be an accessible amenity area

and separate area of green roof planted with sedum. A management landscape maintenance and management plan has also been submitted for a period of 5 years.



Submitted documents indicate that an initial BREEAM pre- assessment of the proposed buildings is indicated as “very good”. Rooflights and photovoltaic cells will also be fitted to the roof together with air source heat pumps for more sustainable energy provision. Surface water drainage would be to attenuation ponds to the west of the phase 2 site. Boundary treatments include green paladin fencing to service yard and formal hedgerow planting to car park and frontage.

Additionally, a biodiversity mitigation and offsite habitat creation and management plan for this phase of the reserved matters has been submitted.

The application has been amended since it was submitted as improvements to on-plot landscaping was sought for screening purposes. Revised plans have been submitted which moved the building and service yard slightly further into the slope, allowing the shape of the service yard to be slightly amended. The fire access road has also been relocated slightly. In total these amendments have resulted in an increase of an additional 790 sqm of landscaped area mainly to the west and northern boundaries of the site, incorporating 200m of new native hedgerow and new tree planting of both native woodland mix and extra heavy standard trees for instant impact. On the elevations, a darker grey shade (pure grey) is proposed instead of Goosewing Grey to minimise visual impact and details of the proposed Green Roof provided. The site boundary was also amended slightly.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now

accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites).

In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

The Local Plan

There is a site-specific policy and the site lies within the Hoyland North Masterplan area.

Site ES17 Land South of Dearne Valley Parkway 28.2 ha and in Hoyland North Masterplan Area.

The development will be subject to the production of a Masterplan Framework covering a number of sites including housing site references: HS64; HS66; HS56; and employment site references: ES14 and ES17.

The development will be expected to:

- Provide appropriate access to housing site references HS64, HS66 and HS56.
- Protect and retain the areas of woodland, species-rich neutral grassland, pond and stretches of older hedgerow. The site has potential as a habitat for newts, so it is recommended that this possibility is investigated prior to any development.
- Consider and minimise the impact on the setting of listed buildings through appropriate design and landscaping.
- Ensure that development respects the landscape and wider countryside, and where appropriate mitigation measures are incorporated to address impacts on the adjacent Green Belt and countryside; and
- Protect and retain the Green way, Public Footpaths and Bridleways, cutting through and along the periphery of the site, and make provision for them in the design of the layout

GD1 General Development – Proposals for development shall be approved subject to a wide variety of general development criteria.

SD1 Presumption in favour of sustainable development – Planning applications that accord with other relevant policies will be approved without delay.

LG2 Location of Growth – Urban Barnsley is the highest priority location to accommodate growth in accordance with the adopted settlement hierarchy.

Policy E3 (Uses on Employment Land) on allocated employment sites the Council will allow the following uses: research and development (B1b) and light industry (B1c); general industry (B2); or storage or distribution (B8). The supporting text to the policy advises that the provision of well-located employment land is key to the Borough's future economic growth and it is therefore essential that both new employment land and land currently in use

or last used for employment purposes, is protected, and safeguarded from non-employment uses.

Other relevant policies include: -

CC2 - Sustainable design and Construction
D1 - Design
T3 - New Development and Sustainable Travel
T4 - New development and Transport Safety
T5 - Reducing the Impact of Road Travel
D1 - High Quality Design and Place Making
CC1 - Climate change
CC2 - Sustainable Design and Construction
CC3 - Flood Risk
CC4 - SUDS
GI 1- Green Infrastructure
GS2 - Green ways and Public Rights of way
Bio1 - Biodiversity and Geodiversity
HE1 – The Historic Environment
HE6 - Archaeology
RE1 - Low Carbon and Renewable Energy
SD - Presumption in favour of Sustainable development

Hoyland North Masterplan Framework

The Hoyland North Masterplan Framework is relevant to that part of the planning application which lies to the south of DVP (site allocation ES17).

The Masterplan Framework was adopted on 19th December 2019 and aims to create a mixed-use community comprising around 765 new homes and 37 hectares of employment land with associated infrastructure to the north of Hoyland's urban area set within a greenspace network that supports multi-functions and activities to the south of the DVP. The key points of the masterplan as they relate to this proposal through planning conditions are the requirement for 10% biodiversity net gain, a neutral colour palette, limits to scale and massing to minimise harm to wider landscape, location of service yards, consideration of green roofs, pedestrian and cycle routes enhanced and retained, new woodland areas within high wall zones, high value wetland swamp grass land area to be retained and management and maintenance of green infrastructure. For the employment area ES17, the Masterplan set out the expected future land use.

The outline part of hybrid planning permission 2019/1573 included an approved parameters plan, an indicative masterplan with a suite of conditions and a Section 106 agreement to secure the requirements of the masterplan and the requirements of the relevant Local Plan Policies.

Supplementary Planning Documents

Parking
Biodiversity and Geodiversity
Sustainable Travel
Trees and Hedgerows
Planning Obligations

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise.

Consultations

Biodiversity – No objections subject to conditions following receipt of the amended plans.

Coal Authority – No objection

Enterprising Barnsley – Support this application as the development would create a much needed new industrial unit in a strategically important area of the borough. This will help to both attract future inward investors and retain growing indigenous local companies. They also assert that development is essential in helping the Council and the South Yorkshire Combined Mayoral Authority (SYMCA) to create future employment opportunities (jobs) as per the existing strategic economic and corporate plans.

Forestry – No objections

Highways Drainage – No objection subject to conditions as per outline application

Highways DC - No objections subject to conditions

Pollution Control – No objections have been received. Conditions attached to outline permission would control construction impacts and operational noise.

Public Rights of Way – No objections

South Yorkshire Mining Advisory Service – No objection

Superfast South Yorkshire – No objection. Condition 38 of the outline permission requires details to be submitted prior to construction.

Urban Design Officer – No objections. Was involved in the discussions which resulted in the amended plans and building colours.

Yorkshire Water – No objections subject to condition

Representations

The application was advertised by press notice, by 3no. site notices and by 39 individual letters to neighbours and on the Councils website. One resident submitted two no. representations following the initial public consultation in January 2023. Issues raised relate to the construction impacts of the existing development granted under 2021/1007 and not to plans forming part of the application that is under consideration.

On receipt of amended plans, a further round of consultation was undertaken in August. One further objection was received from the same objector. Issues raised relate to highway safety due to cars racing down the new access road, and a request for the creation of a footpath along the Dearne Valley Parkway. Although not yet adopted, the new access from the roundabout will be adopted in the future and once a building has been erected and occupied the opportunity for anti-social behaviour will be diminished. This type of anti-social

behaviour is, in any case, not a material planning consideration. A multi -user path will be provided along the south side of Dearne Valley Parkway as part of the wider outline permission 2019/1573 and reserved matters 2021/1007 within the Hoyland North Masterplan area.

Assessment

The Principle of Development

Employment use of this site is in accordance with Local Plan Policy ES17 and the principle was established by the existing hybrid planning permission (ref 2019/1573).

The site is located in the Hoyland Principal Town area and as such the proposal also accords with policies Policy E1 Providing Strategic Employment Locations, Policy E2 The Distribution of New Employment Sites and LG2 The Location of Growth.

In addition, the specified range of uses E(g)(iii), B2 and B8 accords with Local Plan policy E3 Uses on employment land.

Indicative layout and parameters plans were approved at the outline stage to guide the design of the reserved matters proposals. In addition, the hybrid planning permission contains a large variety of conditions and a S106 Agreement requiring biodiversity net gain which will be applicable when the development is carried out. The details to be considered in this reserved matters application relate to layout, scale, appearance and landscaping only with the principle of development already established in land use planning policy terms. Detailed consideration of reserved matters is set out below.

Scale

The approved outline parameters plan allowed for buildings to have maximum finished floor level at 160.5m above Ordnance Datum (AOD) and a maximum building height of 12m (total ridge height 172.5m AOD). The approved indicative masterplan anticipated accommodation to be in the region of 14,400sqm with a service yard to the northwest away from the residential areas, and car parking to the northeast close to the access road. Now known as Unit 4, the quantum of development is slightly less than envisaged at outline stage for this part of the site being proposed to be 12,896.4sqm.

As Members may recall, the Council have previously applied a degree of flexibility with the heights of buildings on the wider Hoyland North site where it has been considered that the landscape and visual impacts have been adequately addressed in accordance with hybrid planning permission conditions 19 and 20 of 2019/1573.

In order to comply with the outline permission the building in this location should be no more than 10m to eaves and 12.5m ridge with a finished floor level of 160m AOD (unless an additional landscape and visual impact assessment determines that the impacts are acceptable) -conditions 19 and 20 of the hybrid permission. In this instance, the building is proposed to be 14.75m to ridge which is above the original height set by condition 19. However, the proposed floor level of 157.75m AOD would be lower than what was approved and this would mean that the proposed ridge height of 172.5m AOD would equal the maximum AOD building height permitted under the approved outline (ref 2019/1573.).

Nevertheless, due to the building height parameters being exceeded (albeit only slightly) an addendum Landscape and Visual Impact Assessment (LVIA) has been submitted using viewpoints previously agreed by the Council at outline stage as per the requirements of conditions 19/20 of the outline permission.

The addendum was used to reassess the visual effects of the development following this difference. In addition, it also takes into account the reduction in the size of the anticipated unit from 14,400sqm to 12,896sqm, reconfiguration of the car park and building heights as discussed above. The assessment found that the slight changes did not increase the magnitude of harm on the landscape. This is due to the engineered platform being at a lower level AOD than was originally anticipated. The building would be viewed as sitting well below the horizon from distant viewpoints and the reduction of the size of the unit from 14,400sqm anticipated to 12,896sqm. The building footprint would actually be even less at 11,575sqm with the additional floorspace on the upper floors.

The unit would be viewed within the context of the surrounding, existing commercial developments and infrastructure. In terms of landscape character, it is anticipated that the proposed land use will remain consistent with the allocated commercial development surrounding it and would not give rise to any significant adverse effects. As a result of the above and with the additional landscaping proposed, it is not considered that there will be a significant adverse landscape or visual effects as a result of the proposal and that the proposal is acceptable in terms of scale.

Layout

The development would be accessed via a new road and newly formed arm off the existing Shortwood roundabout that is located to the north of the site. Whilst truncated in the south of the site this Highway arm can be extended in future to enable an access to be created to the remainder of the Hoyland North Masterplan Framework area to the south in future. The layout is acceptable in that it would enable access to the residential development local plan allocations (HS64; HS66; HS56) forming part of the Local Plan which is a requirement of the Masterplan.

Within the site the building footprint is smaller than was anticipated at outline stage. This allows more landscaping and room to accommodate the service yard, HGV manoeuvring and vehicle parking. In addition, the service yard and carparking are in the location anticipated in the outline masterplan.

Although specific occupants are not yet known, the applicant states that the layout has been designed to accommodate operational requirements for typical occupiers for this size unit. Overall, the proposals are considered acceptable in site layout terms.

Appearance

The building is proposed to have shallow apex roof with rooflights and solar PV panels. Colours are proposed to be pure grey with large areas of khaki green and olive green with feature panels in horizontal bands of four neutral/earthy colours. Roofs are proposed to be olive green to blend in with the surrounding landscaping and minimise impacts on the wider landscape. The colours are all close to the neutral palette as set out in the adopted Masterplan framework and are very similar to those of the three smaller units granted reserved matters under 2021/1007 and now constructed. Glazed elements to offices which face east towards the access will provide additional interest. On-plot landscaping will provide biodiversity interest and screening, with mature trees, hedgerows, native and ornamental shrubs providing instant impact and year-round interest. An amenity area for staff is proposed to the roof of the offices, together with a sedum roof approx. 190sqm in extent. A preliminary BREEAM assessment indicates that a proposed range of sustainability measures including (but not limited to) a fabric first approach, roof lights, and photovoltaic panels will produce a building which will meet BREEAM very good.

Landscaping

Amended plans proposed an additional approximately 790sqm of landscaping within the site. This was mainly to the north and west to provide additional screening. The proposed on-plot landscaping consists of specimen trees, and formal hedgerow to the car park with ornamental and ground cover shrub planting. Off-plot (but within the application site) planting includes specimen trees, hedgerow on the northern boundary which will provide additional screening on the development plateau and would sit above the offsite woodland planting approved under 2021/1007 and to the access road from Shortwood roundabout. Additional native woodland planting would be provided to the northeast to supplement the retained woodland planting of broadleaved native plantation. There will also be formal and mixed species native hedgerow planting, amenity grassland and semi-improved neutral grassland and scattered shrubs within the site. A 1.5m wide swale with wet meadow to the south of the buildings is also proposed, with a 6m high landscaped screening bund also to the south of the building, to be planted with native woodland to provide some screening from the south. The area of green roof to the offices would comprise a sedum roof of approximately 190 square metres together with an amenity area for staff. Overall, the landscaping proposed will be high quality native planting to provide an attractive setting for this unit. The proposal is also considered to comply with Local Plan Policy BIO1.

Off-site Landscaping and Biodiversity Net Gain

Landscaping and Biodiversity net gain to the wider Hoyland Masterplan area was approved by 2021/1007 and through the hybrid permission 2019/1573 and will be delivered, managed, and maintained by the landowner through the planning conditions and S106 agreement set out at outline planning stage. The Hoyland Masterplan framework states that at least 10% biodiversity net gain is required for the Masterplan site overall. As a result, only on-site landscaping and Biodiversity net gain needs to be assessed for the current reserved matters application.

Members should note that to comply with the Section 106 Agreement (schedule 4), where calculations for phase 2 and phase 3 cannot deliver 10% net gain on site, the development should achieve the 10% biodiversity net gain off-site or use a combination of on- site and off-site areas utilising the data provided within a tracker to calculate the site wide net gain and inform offsite habitat creation requirements.

The submitted metric suggests there will be a be loss of habitat and hedgerow units on the phase 4 site (-6.48 and -1.48 units respectively), representing a 34.34% loss of area habitats and 28.21% loss of hedgerow units. Prior to offsite mitigation being set out as part of the unit 4 development, when taking into account proposals for unit 2a.1, Phase 3 (on and off-site) and unit 4 (on site), overall, there is gain of 0.67% habitat units and 25.46% hedgerow units. Off-site mitigation is therefore proposed for the unit 4 development to achieve at least a 10% net gain in habitat units.

In addition to providing on-site habitat enhancements, off-site BNG habitat enhancement works are proposed within the Dearne Valley Wetland Site of Special Scientific Interest (SSSI, Barrow Hill Colliery) in consultation with Natural England. An off-site Habitat Creation and Management Plan sets out the off-site enhancement works and their management.

For areas on-site, a Landscape Management and Maintenance Management Plan, a Landscape and Ecological Management Plan and an Ecological Management Plan detail detailing timing and frequencies of management actions for the first 15 years of a 30 year management period. Furthermore a Habitat Creation Biodiversity Mitigation and Enhancement Scheme includes measures for enhancing the site for wildlife such as bat and

bird boxes hibernation features for amphibians and access points for hedgehogs, and criteria that on-site habitats must meet to achieve those targeted in the net gain assessment.

The Biodiversity Officer considers the proposals set out within this suite of plans and documents are satisfactory and will help deliver the 10% biodiversity net gain and the application is therefore in accordance with Local Plan Policy BIO1 and the Hoyland North Masterplan Framework on this point.

Highway's considerations

Members may recall that as part of the wider outline planning application the implications of the development proposal on the highway network was assessed through a Transport Assessment and a Framework Travel Plan was agreed in order to ensure the site maximises sustainable travel opportunities. The site is also bound by the requirements of the Hoyland North Masterplan Framework.

This reserved matters application is for the development of industrial (class E(g)(iii)/B2) or storage and distribution (class B8) uses, although this is speculative type development as specific occupiers are not known at the present time. Notwithstanding this, it is noted that the submitted Transport Statement confirms that the layout has been designed to accommodate the operational requirements of a typical occupier of this type of unit.

The Framework Travel Plan approved under the approved outline permission 2019/1573 is applicable for this reserved matters application and a detailed Travel Plan (or Tenant Travel Plan) for each building requires approval by the Council prior to occupation under the obligations contained within the S106 agreement dated 10th August 2020.

The proposal includes a 163-space car park, which is larger than the recommended minimum for a facility of this size. Whilst the layout provides sufficient cycle parking, it is noted that the Transport Statement gives detail that additional cycle parking for up to 28 bicycles which could be accommodated in the future. Motorcycle parking, electric vehicle charging point spaces and some car share spaces are also provided. As such, opportunities to encourage clean fuel and sustainable transport uses are met.

Extents of the proposed length of highway to be adopted have been provided. There are gates at the site entrance, which shall remain open during operating hours, which will be secured by planning condition.

In view of the above and after consideration of the submitted information and amendments, there are no objections to the proposal from a Highway's perspective subject to conditions. The application is therefore in compliance with Local Plan Policies T3 and T4.

Residential Amenity

Whilst one resident has made comments, they relate to development already granted permission and not to the current proposal. The relationship between the proposed new development and the existing residential properties was considered in detail at the outline application stage. Local Plan Policy POLL1 seeks to protect residents from the impact of new industrial and warehouse development and adopted SPD "Residential Amenity and the Siting of Buildings" sets out minimum thresholds for distances and scale to be applied to non-residential buildings to ensure residential amenity is not affected.

In this case, the nearest residential dwellings are over 200m to the north east on Upper Hoyland Road, separated from the site by the new access from the DVP and a substantial vegetation belt; to the south approximately 320m from Hoyland Road, to the southwest over

460m from the dwellings on Tinker Lane, and over 800m from the dwellings on Lynham Avenue, separated by the DVP and Gateway Phase 1. Dwellings at High Royd Farm and Shortwood Villas are both over 500m away and lie beyond the Dearne Valley Parkway.

Overall, the intervening distances between the unit and the residential dwellings, differences in height and intervening vegetation, both existing and proposed landscaping would safeguard privacy and outlook and far exceed the thresholds required in the adopted SPD "Residential Amenity and the Siting of Buildings".

Additionally, the Pollution Control Officer has not raised any issues about impact on residential amenity in terms of dust or noise either during the construction phase or the operational phase of the development, nor has he raised issues about lighting impacts on residential amenity.

The location of the building also complies with condition 17 of the outline application which states "Buildings shall be located no closer to the southern boundary of the site than is shown on indicative masterplan 12006-1-110 REV L, the southernmost part of the building located some 33m from the southern boundary of site".

Overall, the proposal is considered to being accordance with Local Plan Policy GD1 and D1 on this point, POLL1 and the adopted SPD.

Impact on Historic Environment

The Listed Hoyland Lowe Stand lies approximately 350m to the south-east of the site and Wentworth Castle in the distance to the northwest approximately 6km away. Whilst the unit will sit at a level below the listed building, the upper part of the building will be partly visible from the public footpath and the Hoyland Lowe Stand. Whilst elevational colours are compliant with the masterplan colour palette, and were overall acceptable, the Conservation Officer considered that a darker grey to the upper level would be more subtle when viewed from the south and minimise any impacts on the setting of Hoyland Lowe Stand and the colour of the south elevation has been amended. The LVIA has also demonstrated that the slightly increased height of eaves would not have any impact from a landscape point of view and so would not be more visible from Wentworth Castle than anticipated at the outline planning stage. The proposal is therefore in accordance with Local Plan Policy HE1 and the Hoyland North Masterplan.

Summary and Conclusion

The assessment considers the third reserved matters application of the outline planning permission element of 2019/1573 granted on 10th August 2020.

Outline planning permission, including means of access, has already been granted and so the reserved matters under consideration as part of this application are layout, design, scale and landscaping. The details submitted have been amended following officer and consultee concerns regarding the original plans. Following these amendments, the layout, design, scale and landscaping are considered acceptable subject to the conditions already existing on existing outline element of 2019/1573 and the additional ones proposed at the reserved matters stage. The proposal is of appropriate scale, high quality design and accompanied by a detailed landscape and maintenance scheme which would also provide the required 10% net gain in biodiversity.

Taking into account the relevant development plan policies and other material considerations the application is in accordance with the development plan (most notably policies ES17, E3, GD1, D1, BIO1 & T4) and the relevant SPD's and is assessed to be a suitable form of

development. The application is also considered acceptable in relation to the other considerations set out in the assessment section of the report including residential amenity and highways considerations subject to appropriately worded conditions.

Based upon the above the proposals are in compliance with the development plan meaning that the presumption in favour of sustainable development set out in Local Plan policy SD1 and in paragraph 11 is considered to apply. In such circumstances proposals that accord with an up-to-date development plan should be approved without delay. The recommendation is therefore to approve the reserved matters subject to the conditions listed below.

Recommendation

Approve reserved matters for plot 4 of the outline part of hybrid planning permission 2019/1573 subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 2 years from the date of this permission.
   Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

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

   Location Plan ref. 12006-4-(P)100 rev.E
   Existing Site Plan ref. 12006-4-(P)101 rev.E
   Existing Detailed Site Plan (sheet 1 of 2) ref. 12006-4-(P)102 rev.D
   Existing Detailed Site Plan (sheet 1 of 2) ref.12006-4-(P)102 rev.D
   Overall Site Plan (Ph2 site existing & proposed units) ref. 12006-4-(P)110 rev.E
   Proposed Site Plan ref. 12006-4-(P)111 rev.D
   Proposed Detailed Site Plan (sheet 1 of 2) ref.12006-4-(P)112 rev.D
   Proposed Detailed Site Plan (sheet 2 of 2) ref.12006-4-(P)113 rev.D
   Overall Indicative Masterplan ref. 12006-4-(P)114rev.A
   Section 2 ref. 12006-4-(P)115 rev.A
   Section 3 ref. 12006-4-(P)116 rev.A
   Section 6 ref. 12006-4-(P)117 rev.A
   Surface Finishes Site Plan ref. 12006-4-(P)118 rev.A
   Elevations ref. 12006-4-(P)125 rev.B
   Sedum Blanket System - Green Roof Specification(SkyGarden)
   Colour change detail ref. 12006-4-(SK)102
   Landscape Masterplan ref. 12006-4-VL_L01 rev.E
   Detailed Landscape Plan [Sheet 1 of 2] ref. 12006-4-VL_L02 rev.D
   Detailed Landscape Plan [Sheet 2 of 2] ref. 12006-4-VL_L03 rev.E
   Landscape Masterplan ref. 334-UW-P-004 rev.I
   Landscape Mitigation Plan ref. 334-UW-P-030 rev.D
   Landscape Site Plan ref. 334-UW-P-031 rev.D
   Planting Plan ref. 334-UW-P-032 rev.C
   On-plot Landscape Maintenance and
   Management Plan ref. 12006-4-VL- R01A
   Habitat Creation, Biodiversity Mitigation &
   Enhancement Scheme Unit 4 - rev.B
   Biodiversity Impact Assessment G36 Unit 4 –rev.B
   BIA Unit 4 Appx B - Biodiversity Metric 2.0 - Rev B
   Biodiversity Offsetting Scheme G36 Unit 4 – rev.A

BOS Unit 4 Appx A- Biodiversity Metric 2.0 - Rev B
Offsite Habitat Creation & Management Plan G36 Unit 4 – rev.A
Ground Floor Plan ref. 12006-4-(P)120 rev.B
Upper Floor Plans ref. 12006-4-(P)121 rev.B
Roof Plan ref. 12006-4-(P)124 rev.A
Indicative Sections ref. 12006-4-(P)126 rev.A
Proposed Substation ref. 12006-4-(P)130 rev.A
Proposed Fencing Detail ref. 12006-4-(P)131 rev.A
Proposed Short Stay Cycle Shelter ref. 12006-4-(P)132 rev.A
Proposed Bin Store ref. 12006-4-(P)133 rev.A
Finished Levels Scheme Sheet 1 of 2 ref. Y22039-D101-REV1
Finished Levels Scheme Sheet 2 of 2 ref. Y22039-D101-REV1
Drainage Layout Plan sheet 1 of 2 ref. Y22039-D200-REV1
Drainage Layout Plan sheet 2 of 2 ref. Y22039-D201-REV1
Planning Statement ref. JM_PS_03
LVIA Addendum Unit 4 (inc. photomontages) rev.B
Landscape and Ecological Management Plan ref. 334-UW-P-LEMP rev.A
Transport Statement ref. 21095/22086/MOS/TS
BREEAM Pre-Assessment Planning Tracker G36 Unit 4 Rev 01 (18/11/22)
Energy Strategy Report ref. 13213_P02
Drainage Strategy ref. Y22039.v1
Surface Water Drainage Calculations ref. Y22039-V01

Reason: In the interests of the visual amenities of the locality and in accordance
with Local Plan Policy D1 High Quality Design and Place Making.

3. Any gate to the site access road (excluding the yard access barrier/gates) shall be kept open at all times when the warehouse/yard is operational.
Reason: In the interests of the safety of persons using the access and users of the highway in accordance with Local Plan Policy T4 New Development and Transport Safety.

4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The statement shall include but not be restricted to:
   i. Site working hours and delivery hours which should avoid peak hours
   ii. The parking of vehicles of site operatives and visitors
   iii. Any temporary access to the site
   iv. Loading and unloading of plant and materials
   v. Storage of plant and materials used in constructing the development
   vi. Arrangements to receive abnormal loads or unusually large vehicles
   vii. Methods of communicating the Construction Management Plan to the workforce, visitors and neighbouring residents and businesses
   viii. Measures to prevent mud/debris being deposited on the public highway.
   ix. A Construction Traffic Management Plan including details of volumes and types of construction traffic, identification of delivery routes, identification of agreed access point, contractors' method for controlling construction traffic and adherence to routes, construction period, and temporary signage.

   The approved statement shall be adhered to throughout the construction period.
Reason: In the interests of highway safety, in accordance with Local Plan Policy T4 New development and Transport Safety.

5. All surface water run off shall be collected and disposed of within the site and shall not be allowed to discharge onto the public highway.

Reason: In the interests of highway safety in accordance with Local Plan Policies T4 New Development and Transport Safety and POLL1 Pollution Control and Protection.

6. Vehicular and pedestrian gradients within the site shall not exceed 1:12
Reason: To ensure safe and adequate access in accordance with Local Plan Policy T4.

7. Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1300 on Saturdays and at no time on Sundays or Bank Holidays.
Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.

8. Prior to the occupation of the building hereby approved full details of permanent external lighting (including security lighting) shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the location, orientation, angle, and luminance of the lighting including lux levels plans and shall be designed to ensure light pollution does not affect residential amenity or harm wildlife. The approved details shall be implemented on each plot prior to occupation of the building of the use and retained as such thereafter.
Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.

9. All in plot planting, seeding or turfing comprised in the approved details of landscaping shall be carried out on each plot no later than the first planting and seeding season following the occupation of the similar size and species.
Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan policies GD1 'General Development' and D1 'High Quality Design and Place Making'.

10. All out of plot planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in full in accordance with a timetable to be submitted to and approved in writing by the Local Planning Authority upon commencement of development. Thereafter the landscaping shall be carried out in accordance with the approved details and timescales.
Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan policies GD1 'General Development' and D1 'High Quality Design and Place Making'.

11. Within 3 months of the installation of on- site habitat features set out-in the approved Habitat Creation, Biodiversity Mitigation and Enhancement Scheme by FCPR, photographic evidence of their installation shall be submitted to the Local Planning Authority.
Reason: To provide evidence that the approved habitat features have been installed in the interests of biodiversity and habitats and in accordance with Local Plan Policy BIO1.

12. On the 1st November after commencement of development and on 1st November on each of the monitoring years (years 1, 3, 5, 10, 15, 20 and 30) a report shall be submitted to the Local Planning Authority which details the following for all on-site habitats. The report shall include but not be limited to the following as set out in the

approved document Landscape and Ecological Management Plan has been produced by Urban Wilderness:

I. An assessment of the condition of all habitats created and/or enhanced
II. Any necessary management or replacement/remediation measures required to deliver the Net Gain values set out for each habitat.
III. A timescale for undertaking the replacement remediation measures

Reason: In the interests of managing and maintaining habitats and in accordance with Local Plan Policy BIO1

13. On the 1st November after commencement of development and on 1st November on each of the monitoring years (years 1, 3, 5, 10, 15, 20 and 30)a report shall be submitted to the Local Planning Authority which details the following for all off-site habitats. The report shall include but not be limited to the following as set out in the approved document "Offsite Habitat Creation and Management Plan" produced by FPCR

I. An assessment of the condition of the enhanced habitat
II. Any necessary management or replacement/remediation measures required to deliver the Net Gain values set out for each habitat.
III. A timescale for undertaking the replacement remediation measures

Reason: In the interests of managing and maintaining habitats and in accordance with Local Plan Policy BIO1