



**JohnsonMowat**  
Planning & Development Consultants

Harworth Group

Unit 7 Gateway 36, Hoyland North

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

Planning Statement for Revised Scheme

## Johnson Mowat References

|                                 |  |
|---------------------------------|--|
| <b>Client</b>                   | Harworth Group   |
| <b>Site</b>                     | Unit 7 Gateway 36, Hoyland North   |
| <b>Development</b>              | Construction of Warehouse/Industrial Building (Reserved Matters and related Planning Conditions) |
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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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- b) the date on which the final report is delivered.

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## 1. Introduction

- 1.1 This Planning Statement for Revised Scheme is prepared on behalf of Harworth Group in relation to land at Unit 7 Gateway 36, Hoyland North.
- 1.2 This Planning Statement for Revised Scheme provides an explanation of the development proposed within the Gateway 36 Phase 2 site to form Unit 7 of the development as approved by Barnsley Council planning permission reference 2019/1573.
- 1.3 The proposed development (as described in Section 3) incorporates changes to the originally submitted scheme in response to LPA/consultee comments and an altered requirement of the prospective occupier of the building (see Section 2).
- 1.4 The Planning Statement for Revised Scheme 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 discharge corresponding planning conditions, as outlined at Sections 6 and 7.

### Submitted Plans and Documents

- 1.5 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 This application seeks approval of Unit 7. The remaining plots (5 and 6) will be delivered pursuant to future reserved matters applications.
- 2.12 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

- 2.13 As master developer of the Gateway 36 development, Harworth Group submits this application for approval of reserved matters for a building at Unit 7.
- 2.14 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.
- 2.15 However, any development to be progressed speculatively shall only be for a type, size and use of building for which there is confidence in occupier/investor interest. The clear internal height within any industrial / warehouse building is critical to this, as is demonstrated by the 'Headroom Briefing

Note' prepared by Gent Visick and Knight Frank in July 2021 as was previously submitted to Barnsley Council and is included as Appendix 2 of this statement. This shows that institutional and occupier requirements for clear headroom in speculative buildings of over 160,000 sqft are at 15.0m; it finds that current requirements, where height is specified, stipulate a minimum requirement of 15.0m; and it concludes that in order to create buildings that attract new companies to the borough the units must be built to this institutional standard.

- 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. This prospective occupier (Kuehne + Nagel) is a significant global business operating in the pharmaceutical logistics sector, that would represent a major inward investment to Barnsley.
- 2.17 The matter of clear internal height within the building is key to the commitment to the site and occupation of any building by this prospective occupier. The occupier requires 150,000 sqft floorspace with 15.0m clear internal height.
- 2.18 Given the importance of clear internal height to the building, whether it is built speculatively or with an occupier committed, the matter is fully addressed in Section 5 of this statement. This responds to the provisions of condition 20 of the outline planning permission which allows consideration of increased height within buildings at this development.

#### Economic Benefits

- 2.19 Work commissioned by Harworth Group has assessed the economic impact of the construction of Unit 7 as proposed and its occupation by Kuehne + Nagel, as summarised in Figure 1 below.
- 2.20 The Economic Benefits Assessment summary report prepared by Kada, within which these headline benefits identified are calculated, is provided as Appendix 3 of this statement.

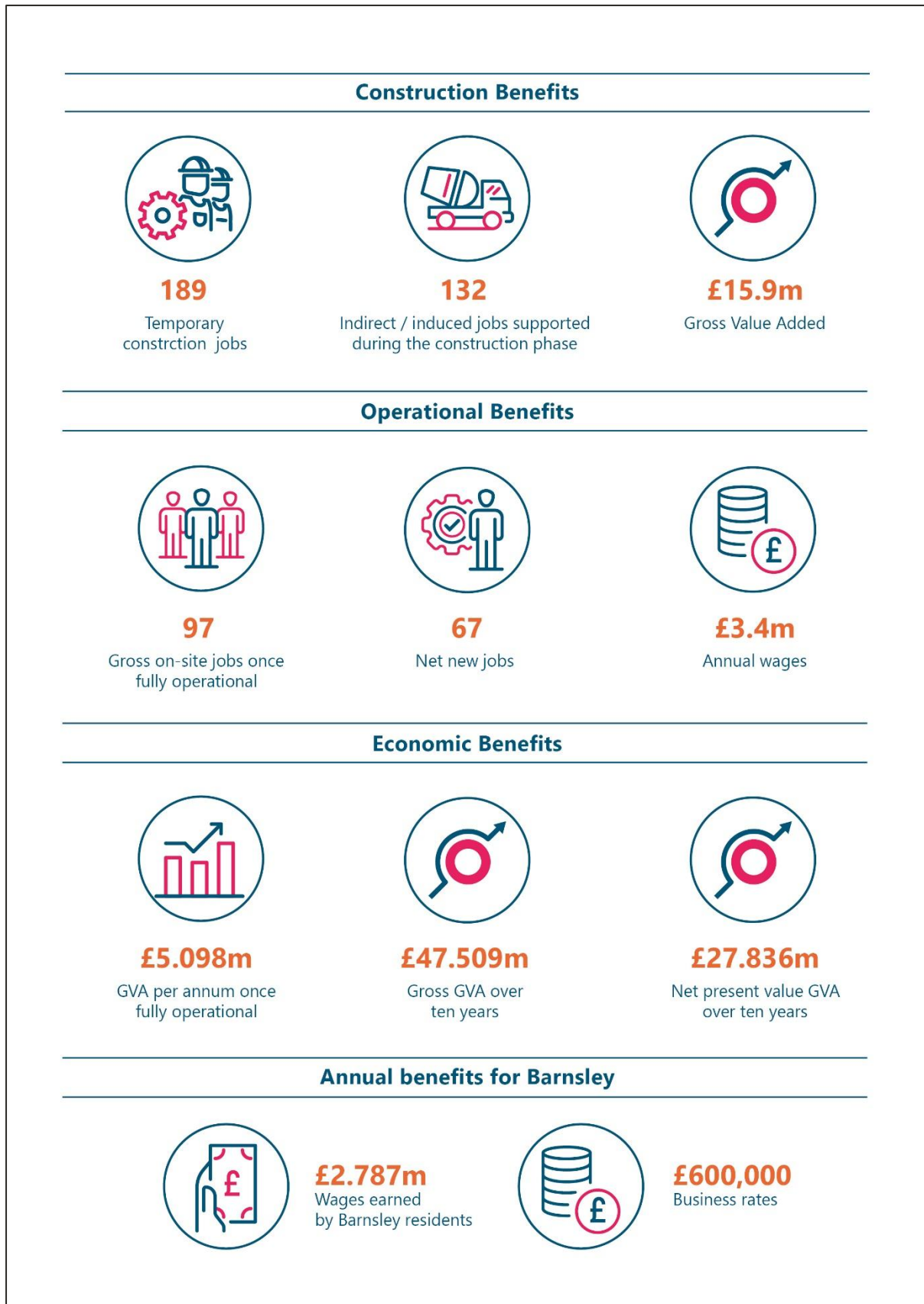


FIGURE 1 - ECONOMIC BENEFITS (SOURCE: KADA)

### 3. Proposed Development

- 3.1 Reserved matters approval is sought for this phase of built development (Unit 7) 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 14,400.0 sqm GIA 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 7 is shown on the Site Location Plan ref. 12006-5-THP-XX-XX-DR-A-1000(P06).

#### 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 145.5 mAOD. The plateau landform is shown on the following drawings:
- Existing Topographic Survey ref. 9466-HJCE-XX-XX-DR-C-3000-P01
  - External Levels Sheet 1 ref. 9466-HJCE-00-XX-DR-C-4000-P02
  - External Levels Sheet 2 ref. 9466-HJCE-00-XX-DR-C-4001-P01
  - External Levels Overall ref. 9466-HJCE-00-XX-DR-C-4002-P01
- 3.6 An earth bund is to be constructed southeast of the unit to enhance the screening function of the landscape planting in this location. This shall be a continuation of the bund already approved to the south of the adjacent Unit 4 (reserved matters ref. 2023/0015), thereby creating a continuous bund to the southeast boundary of the site.
- 3.7 QUERY To maximise the efficiency of the plot development and the effectiveness of the bund to the southeast, a retaining wall of varying height is proposed to the southeast of the building at the inner face of the bund. See Proposed Section 2 on the following drawing:
- Site Section 2 ref. 12006-5-THP-XX-XX-DR-A-1041(P02).
- 3.8 A further landscaped bund shall be created to the southwest boundary of the plot to enhance the screening of the development above that of the planting already approved on the adjacent land. See Proposed Section 6 on the following drawing:
- Site Section 6 ref. 12006-5-THP-XX-XX-DR-A-1042(P02).

#### Access

- 3.9 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. 12006-5-THP-XX-XX-DR-A-1050(P02).
- 3.10 The development includes for the continuation of the estate road sufficient to provide accesses to the car park and yard of the proposed building, as well as a bellmouth access to the adjacent development plot (Unit 5). The estate road is to be constructed to an extent that allows a turning head to be formed with the bellmouth to the yard access.
- 3.11 Inclusion of the bellmouth to Unit 5 ensures appropriate separation of junctions to either side of the estate road. The extent of estate road beyond that proposed in this application shall be included within a future reserved matters submission for the development of Unit 6.

- 3.12 A 3m wide shared cycle/footpath is proposed to either side of the estate road. Approval is sought for a continued extent of the path adjacent to the north boundary of the Unit 7 plot and turning south adjacent to the west boundary to provide connection to paths within the landscaped area of the Gateway 36 site (subject of separate reserved matters approval / amendment<sup>1</sup>).
- 3.13 There are no public rights of way within the reserved matters application site.
- 3.14 Vehicular circulation and parking within the site are addressed in the following document:
- Transport Statement Rev.1 24096\_MOS\_TS

## Floorspace & Use

- 3.15 The proposed building extends to 14,400.0 sqm GIA, which comprises 13,935.5 sqm ground floor footprint and 464.5 sqm at upper floor office and circulation space.
- 3.16 The outline masterplan indicates a building of 26,059.3 sqm floorspace comprising of 23,690.3 sqm ground floor footprint and 2,369.0 sqm upper floor office. The building now proposed is therefore smaller than that shown on the outline masterplan in terms of both footprint area and floorspace.
- 3.17 This constitutes the fourth 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) <sup>2</sup> | 12,209.8 sqm        |
| Floorspace hereby proposed  | 14,400 sqm          |
| <b>Total floorspace approved and proposed</b>                                     | <b>68,534.1 sqm</b> |
| Overall floorspace allowance  | 102,193 sqm         |
| Total floorspace approved and proposed as % of total floorspace allowed           | 67%                 |

TABLE 1 – APPROVED AND PROPOSED FLOORSPACE RELATIVE TO OVERALL ALLOWANCE

- 3.18 The building will be for either industrial (Class E(g)(iii)/B2) or storage/distribution (Class B8) use.
- 3.19 Given the scale of the building, 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.
- 3.20 Of the employment units approved to date, only Phase 2 Units 1 and 2 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.
- 3.21 As the uses for consideration against the 75% limit of floorspace in B8 use have not been crystallised at this stage, and with potential for approved buildings to be occupied for either use, there is no impediment to approval of this building and uses as proposed.

<sup>1</sup> Land west of the red line boundary of this reserved matters application benefits from reserved matters approval ref. 2021/1007 which includes for the construction of SUDS features, paths, landscaping and planting of this area. A separate amendment to this approval shall be sought to alter the details of the paths to marry with the proposed on-site paths.

<sup>2</sup> 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.

## Layout

- 3.22 Given the site's ground conditions and mining legacy, the proposed arrangement of the development is to locate the car park to the northeast aspect of the building (in the zone of a mining 'highwall' upon which the building cannot be built), which has influenced the position and orientation of the building with its entrance now proposed at the northeast corner, facing the primary point of access. The layout of development proposed remains substantially in accordance with the Gateway 36 site masterplan.
- 3.23 The layout of the plot as proposed is configured for storage/distribution (Class B8) use in relation to the extent of the yard area for loading access and trailer parking, and the extent of car parking provision.
- 3.24 The proposed building is shown on the following submitted drawings:
- Masterplan ref. 12006-5-THP-XX-XX-DR-A-1050(P02)
  - Proposed Site Plan ref. 12006-5-THP-XX-XX-DR-A-1051(P02)
  - Proposed Detailed Site Plan 1 ref. 12006-5-THP-XX-XX-DR-A-1052(P02)
  - Proposed Detailed Site Plan 2 ref. 12006-5-THP-XX-XX-DR-A-1053(P02)
  - General Arrangement Plan ref. 12006-5-THP-XX-XX-DR-A-1056
  - Office Plan ref. 12006-5-THP-XX-XX-DR-A-1057
  - Elevations ref. 12006-5-THP-XX-XX-DR-A-
  - Roof Plan ref. 12006-5-THP-XX-XX-DR-A-1059
  - 3D Image ref. 12006-5-THP-XX-XX-DR-A-1060

## Parking

- 3.25 The development is proposed with 148 parking spaces of which there are 22 CHECK electric vehicle charging spaces, 8 disabled user spaces and 9 car share spaces. There are 9 motorcycle spaces and 36 covered cycle parking spaces.
- 3.26 Industrial uses typically require a smaller scale yard and an increased level of car parking relative to the building floorspace. Should an occupier business require to use the building for an industrial use, then the site is able to accommodate this by repurposing part of the yard area to a car park and construction of a further point of access if required.
- 3.27 The provision of parking within the site is addressed in the following document:
- Transport Statement Rev.1 24096\_MOS\_TS

## External Storage

- 3.28 The proposed yard is of sufficient size to accommodate HGV trailer parking and/or external storage areas outside of the space required for vehicle circulation and loading/unloading. Approval is sought for use of the identified area of the yard for external storage and/or trailer parking according to the occupier business's requirements, as shown hatched blue on the following drawings:
- Proposed Site Plan ref. 12006-5-THP-XX-XX-DR-A-1051(P02)
- 3.29 The maximum height envisaged for items or materials stored externally within the yard is 5.0m.

## Future Development Plot

- 3.30 The submitted plans indicate a 'future development plot' within the red line of this reserved matters application. Inclusion of this land allows a landscape bund to be proposed to the southwest outer edge of the plateau and a connecting cycle/footpath to be proposed (see below).
- 3.31 No development is proposed within the 'future development plot' by this application other than a temporary landscaping scheme of short mown grassland (see below).

- 3.32 Development of this plot shall be proposed by a separate reserved matters application in due course. The design and arrangement of such development shall remain consistent with the site masterplan (see section 5) and the applicable development parameters and conditions of the outline planning permission.

## Floor Level & Building Height

- 3.33 The proposed finished floor level is 145.5 mAOD. The building height is 18.6m, which creates a ridge height at 164.1 mAOD. This allows a haunch height (i.e. clear internal space within the warehouse) of 15.0m. The building parapet height (eaves) is approximately 17.0m above finished floor level.
- 3.34 The height and form of the building is shown on the following drawings:
- Office Plan ref. 12006-5-THP-XX-XX-DR-A-1057
  - Elevations ref. 12006-5-THP-XX-XX-DR-A-
  - 3D Image ref. 12006-5-THP-XX-XX-DR-A-1060
  - Site Section 1 ref. 12006-5-THP-XX-XX-DR-A-1040(P02)
  - Site Section 2 ref. 12006-5-THP-XX-XX-DR-A-1041(P02)
  - Site Section 6 ref. 12006-5-THP-XX-XX-DR-A-1042(P02)
- 3.35 The height and visual effect of this building in respect of the outline planning permission conditions are discussed specifically at Section 5 of this statement.

## Design & Sustainability

- 3.36 The design theme for this development is consistent with that of Units 1-3 and 4, as approved. This includes the use of the green/brown colour palette as provided by the Hoyland North Masterplan Framework (see section 5).
- 3.37 The 'active frontage' of the building, which constitutes the main entrance and glazed office frontage is to the northeast corner of the building which faces towards the plot entrance and spine road. However, the design of the building's south/southwest corners incorporates glazed sections to increase architectural interest when seen from the southwest.
- 3.38 The roof of the main part of the building is specified with rooflights and photovoltaic panels. The building shall also be specified with air source heat pumps to heat/cool the office space.
- 3.39 The development includes comprehensive parking, changing and storage facilities for staff travelling on foot or by cycle, and electric vehicle charging infrastructure.
- 3.40 The building is designed to achieve a BREEAM score of 'Excellent' (see section 6).

## Drainage

- 3.41 The proposed development shall be drained by separate foul and surface water systems, full details of which are provided in the Drainage Strategy ref. 9466-HJCE-00-XX-RP-C-3000.v1 and associated plans/documents (as listed at Appendix 1).
- 3.42 The drainage details conform to, and form part of, the site-wide drainage strategy set out at the outline planning stage.
- 3.43 Foul water will discharge to the foul infrastructure sewer in the access road already constructed at the site.
- 3.44 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

- 3.45 Within the red line of this reserved matters application, the areas beyond the development plot and spine road are to be landscaped and planted broadly in accordance with the details submitted with the hybrid (outline) planning application, as shown on the following drawings:
- Landscape Masterplan Unit 7 ref. 334-UW-P-004 revO
  - Unit 7 (off-plot) Landscape Site Plan ref. 334-UW-P-080 rev.B
  - Unit 7 (off-plot) Landscape Planting Plan ref. 334-UW-P-081 rev.C
  - Unit 7 Landscape Mitigation Plan ref. 334-UW-P-082 rev.B
- 3.46 This includes the creation of earth bunds as well as planting of a nature to optimise screening, tree cover and biodiversity benefits. Creation and planting of the bunds to the southeast and southwest boundaries of the site is to be undertaken at the soonest practicable time to ensure effectiveness for screening as soon as possible. The planting to the bund will comprise of native woodland planting supplemented with mature multi-stem trees to reduce visual impact in the short term
- 3.47 Within the Unit 7 plot a landscaping scheme is provided around the car park and yard, as shown on the following drawings:
- Landscape Masterplan ref. 12006-5-SFW-XX-XX-DR-L-0001-P05
  - Detailed Landscape Layout 1 of 2 ref. 12006-5-SFW-XX-XX-DR-L-0002-P05
  - Detailed Landscape Layout 2 of 2 ref. 12006-5-SFW-XX-XX-DR-L-0003-P05
- 3.48 The area of land identified as 'future development plot' shall be maintained with a temporary landscaping scheme of short mown grassland until a development proposal for that plot is approved by the local planning authority and construction of that commences.

## 4. Masterplan 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<br>(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<br>(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<br>(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 building now proposed remains consistent with the masterplan. It is sited close into the embankments created to the northeast and southeast of the plateau, and remains accessed from the spur road with the yard sited between the building and the road. The car parking position is altered in response to post-mining geo-technical factors which preclude siting of the building directly adjacent to the northeast embankment.
- 4.12 The smaller footprint of the building hereby proposed (c.14,400 sqm vs 23,700 sqm) is not itself a substantial difference from the masterplan as space remains (identified as a 'future development plot') for a development of a further building in this part of the site. A building of c.5,600 sqm may be accommodated in the future development plot sited within the extent of the building shown on the masterplan. This arrangement would total c.20,000 sqm floorspace arranged in a manner consistent with the masterplan.
- 4.13 Should the LPA be concerned that development phasing as proposed could result in the partial development of the plot and thereby constitute a 'loss' of employment development floorspace, this concern should be allayed given the level of up-front investment made by the developer in groundworks and infrastructure construction. It would not be economic not to seek full development of the plot and site overall.
- 4.14 As stated in section 3 this future development plot shall be retained in a manner to facilitate future development in due course. No aspect of the development hereby proposed shall unduly constrain or prevent development of a further unit on the plot.

## 5. Building Height and Visual Considerations

- 5.1 The outline planning permission serves to control the height of buildings developed at the site by use of planning conditions that indicate the maximum allowed eaves height and the circumstances in which these may be exceeded. The wording of the relevant conditions is set out below.

### 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.*

- 5.2 Condition 19 limits building height to '10m to eaves' at this part of the site, whilst condition 20 allows this to be exceeded if either of two criteria are met. The criteria are:
- i. 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; or
  - ii. where speculative development is proposed that exceeds the heights specified, a landscape and visual assessment clearly demonstrates that there would be no harm to the wider landscape or other sensitive receptors, including impacts on the housing allocations adjoining the site.

### Prospective Occupier Need (First Criterion)

- 5.3 For this development, the building has been designed in response to the requirements of a prospective occupier as outlined in Section 2. Any occupation by this business is subject to the grant of a suitable planning permission for a development that meets their occupational requirements.
- 5.4 Their requirement in respect of height is 15m clear internal space (as is the market expectation for buildings of this size). As the occupier's proposed use is primarily storage and distribution, the height of the building directly affects the volume of storage space and thereby the efficiency and effectiveness of the storage and distribution function.
- 5.5 With a lower height, the same volume of storage space would require a building of larger footprint or multiple buildings. This reduces the efficiency of the development and use of the land.
- 5.6 It is not suggested that this demonstrates a use that cannot *physically* be undertaken in a building of the approved height, it illustrates the reality that a prospective occupier's use cannot *economically and operationally* be undertaken with a lower height than sought.

### Speculative Development (Second Criterion)

- 5.7 Notwithstanding the above, as no prospective occupier is yet contractually committed to the site, any development progressed by Harworth Group is a *speculative* development. In which case, the second criterion of condition 20 would apply and, for this purpose, an amended landscape and visual assessment has been undertaken and is submitted in the form of an addendum to the original Landscape and Visual Impact Assessment by Urban Wilderness as referred in the planning condition (LVIA Addendum ref. 334-UW-P-Unit 7 rev.G).

- 5.8 Whilst the wording of condition 20 sets a requirement to demonstrate 'no harm', this is properly interpreted to mean no greater or unacceptable harm relative to that which has been assessed and accepted by the grant of outline planning permission. It is not considered feasible to achieve any form of development at the site with 'no harm' in landscape and visual terms.
- 5.9 The LVIA Addendum provides comprehensive assessment of the landscape and visual effect of building now proposed, including the provision of photomontage images from the most pertinent of the previously agreed viewpoints. These photomontages include updated photography from 2019 (outline application stage) to 2024. They show the proposed building relative to the envelope approved by the outline permission. Furthermore, they show this in the context of development constructed since the outline planning permission was granted, and indicate the scale, extent and position of development for which planning permissions, allocations and masterplans are approved. The photomontages present the visibility of the proposed development at year 0 and year 15 to reflect the maturity of the landscape planting that forms part of the development. Collectively, this allows a proper assessment to be made, and conclusion drawn, on the likely landscape and visual effects of the proposed development.
- 5.10 The LVIA Addendum demonstrates that the increase in building height, massing and location of Unit 7 will not create any greater impacts upon the surrounding visual and landscape resources other than those already identified at outline planning stage. Accordingly, the proposed height of the building is able to be approved under the provisions of Conditions 19 and 20.
- 5.11 Please refer to the LVIA Addendum ref. 334-UW-P-Unit 7 rev.G submitted with this application for full detail.

## 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:
- Elevations ref. 12006-5-THP-XX-XX-DR-A-
  - 3D Image ref. 12006-5-THP-XX-XX-DR-A-1060
  - Planning Statement ref. JM240094\_PS\_02
  - Design and Access Statement ref. 12006-5-THP-XX-XX-RP-A-DA01H
  - LVIA Addendum ref. 334-UW-P-Unit 7 rev.G
- 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 LVIA Addendum ref. 334-UW-P-Unit 7 rev.G (inc. photomontages) forms an addendum to the LVIA submitted with the outline (hybrid) planning application. This demonstrates how this phase of development has been carefully designed in its scale, appearance and wider landscaping to soften its appearance and mitigate any visual impact.

## 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 Detailed Site Plan 1 ref. 12006-5-THP-XX-XX-DR-A-1052(P02)
  - Proposed Detailed Site Plan 2 ref. 12006-5-THP-XX-XX-DR-A-1053(P02)
  - Fencing Details ref. 12006-5-THP-XX-XX-DR-A-1032
- 6.7 The boundary treatments comprise 2.1m high green paladin fencing and hedgerow around the yard together with a brick wall to either side of the sliding gate.

## 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 form and layout of development now proposed requires further works to be undertaken to the ground levels around the Unit 7 site to create earth bunds to the southeast and southwest aspects. In accordance with this condition, detailed plans are submitted to indicate existing ground levels, finished floor levels of all structures, road levels and any proposed alterations to ground levels.
- 6.11 The ground levels as created by the approved earthworks now constitute the 'existing ground levels'.
- 6.12 The proposed finished floor levels of all structures, external surfaces and road levels are shown on the following drawings:
- Existing Topographic Survey ref. 9466-HJCE-XX-XX-DR-C-3000-P01
  - Existing Detailed Site Plan 1 ref. 12006-5-THP-XX-XX-DR-A-1002(P04)
  - Existing Detailed Site Plan 2 ref. 12006-5-THP-XX-XX-DR-A-1003(P04)
  - Proposed Detailed Site Plan 1 ref. 12006-5-THP-XX-XX-DR-A-1052(P02)
  - Proposed Detailed Site Plan 2 ref. 12006-5-THP-XX-XX-DR-A-1053(P02)
  - External Levels Sheet 1 ref. 9466-HJCE-00-XX-DR-C-4000-P02
  - External Levels Sheet 2 ref. 9466-HJCE-00-XX-DR-C-4001-P01
  - External Levels Overall ref. 9466-HJCE-00-XX-DR-C-4002-P01

## 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.*

- 6.13 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 7 Biodiversity Impact Assessment rev.B

- Unit 7 Biodiversity Offsetting Scheme rev.C
  - Biodiversity Metric 2.0 (spreadsheet files)
  - Unit 7 Habitat Creation, Biodiversity Mitigation and Enhancement Scheme rev.B
  - Unit 7 Offsite Biodiversity Management Plan rev.A
  - Landscape Masterplan Unit 7 ref. 334-UW-P-004 revO
  - Unit 7 (off-plot) Landscape Site Plan ref. 334-UW-P-080 rev.B
  - Unit 7 (off-plot) Landscape Planting Plan ref. 334-UW-P-081 rev.C
  - Unit 7 Landscape Mitigation Plan ref. 334-UW-P-082 rev.B
  - Landscape and Ecological Management Plan ref. 334-UW-P revI
- 6.14 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.
- 6.15 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.*

- 6.16 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. 12006-5-THP-XX-XX-DR-A-1052(P02)
  - Proposed Detailed Site Plan 2 ref. 12006-5-THP-XX-XX-DR-A-1053(P02)
  - Surfaces Plan ref. 12006-5-THP-XX-XX-DR-A-1054(P01)(P01)
- 6.17 Any further extent of the estate road and associated footpath/cycleway will be subject of a future reserved matters application in relation to Units 5 and/or 6.

### 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*

- 6.18 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:
- Landscape Maintenance and Management Plan (on plot) ref. 12006-5-SFW\_R01
  - Landscape and Ecological Management Plan ref. 334-UW-P rev1
  - Drainage Strategy ref. 9466-HJCE-00-XX-RP-C-3000.v1
  - Drainage Management and Maintenance Plan ref. 9466-HJCE-00-XX-RP-C-3001.v4
  - Drainage Calculations ref. 9466-HJCE-00-XX-CA-C--P01
  - Drainage Layout Sheet 1 ref. 9466-HJCE-00-XX-DR-C-3100-P01
  - Drainage Layout Sheet 2 ref. 9466-HJCE-00-XX-DR-C-3101-P01
- 6.19 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).*

- 6.20 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 7 Site                    |
|--|---|
| Cycle Parking<br>(based on B2 ratio of 1 per 300sqm) | 36no. spaces provided by 18no. Sheffield stands |
| Cycle Shelters                                       | 2no. cycle shelter provided                     |
| EV Charging Infrastructure                           | 20no. EV charging points provided               |
| Showers and Drying Facilities                        | 5no. showers with drying facilities & lockers   |

TABLE 2 - AIR QUALITY MITIGATION MEASURES PROVISION

- 6.21 The electric vehicle (EV) charging points shall meet or exceed the minimum specification of “mode 3”, 7 kW, 32 amp.
- 6.22 In addition to the above requirements, it is proposed that 9no. parking spaces are dedicated for car share use.
- 6.23 The measures are shown on the following drawings:
- Proposed Detailed Site Plan 2 ref. 12006-5-THP-XX-XX-DR-A-1053(P02)
  - Office Plan ref. 12006-5-THP-XX-XX-DR-A-1057
  - Cycle Shelter ref. 12006-5-THP-XX-XX-DR-A-1030(P01)

## 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:*

- a) Identify what measures shall be used to achieve BREEAM standard of 'very good' or equivalent;*
- b) consider the use of green roofs or partial green roofs to achieve BREEAM standard of "very good" or equivalent standard*
- c) Where the BREEAM standard of 'very good' or equivalent standard cannot reasonably be achieved the assessment shall justify why not; and*
- d) Shall identify what standard shall be achieved.*
- e) 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.*

- 6.24 Harworth Group is committed to delivering a development that meets or exceeds the planning condition requirement to achieve Very Good.
- 6.25 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:
  - Orbis G36 Unit 7 BREEAM Pre-Assessment rev.2
- 6.26 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.
- 6.27 As detailed design and specification continues, Harworth shall seek to achieve the standard of BREEAM Excellent.
- 6.28 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

- 6.29 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*

- 6.30 The proposed yard is of sufficient size to accommodate HGV trailer parking and/or external storage areas outside of the space required for vehicle circulation and loading/unloading. Approval is sought for use of the identified area of the yard for external storage and/or trailer parking according to the occupier business's requirements, as shown hatched blue on the following drawings:
  - Proposed Site Plan ref. 12006-5-THP-XX-XX-DR-A-1051(P02)
- 6.31 The maximum height envisaged for items or materials stored externally within the yard is 5.0m.

## 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 22 – Common Areas Landscaping etc

*Prior to the approval of the first reserved matters the applicant shall submit to the Local Planning Authority for approval a scheme for the specification and provision of*

1. *new/improved/replacement public rights of way on a phased basis, which shall all be of adoptable multi user standards and shall be completed prior to the occupation of each building*
2. *Landscaping of the common areas on a phased basis, based on Landscape Mitigation Plan 334-ES-01 REV A*
3. *Ecological Habitat creation and management relating specifically for protected and notable species based on Landscape Mitigation Plan 334-ES-01 REV A and Biodiversity Impact Assessment REV B*
4. *boundary treatment (excluding on-plot boundary treatment) on a phased basis*
5. *Fencing to Public Rights of Way on a phased basis*
6. *management responsibilities and maintenance schedules for all the common areas of the development on a phased basis.*

*Thereafter the agreed scheme shall be implemented prior to the occupation of any development plot and shall be maintained for the duration of the development.*

*Subsequently, with each reserved matters application, the approved scheme shall be updated and submitted to the Local Planning Authority for approval in writing for each subsequent plot. The approved document shall be implemented prior to the first occupation of the plot to which it refers. Any trees or shrubs that die or are removed within five years of planting shall be replaced in the next available planting season with others of similar size and species.*

- 7.3 Within the extent of this reserved matters submission, the 'common areas of landscaping' extend to those parts of the site within the red line boundary excluding the 'built development area' of the building, yard and car parks. See Condition 35 (below) for details of 'on-plot' landscaping. Essentially this constitutes the landscaped bund south of the building.
- 7.4 This submission provides a scheme for the specification and provision of the landscaping of this area as the third phase of landscaping to be undertaken as part of the overall development.
- 7.5 The common areas landscaping scheme and specification is shown on the following drawings:
- Landscape Masterplan Unit 7 ref. 334-UW-P-004 revO
  - Unit 7 (off-plot) Landscape Site Plan ref. 334-UW-P-080 rev.B
  - Unit 7 (off-plot) Landscape Planting Plan ref. 334-UW-P-081 rev.C
  - Unit 7 Landscape Mitigation Plan ref. 334-UW-P-082 rev.B
- 7.6 The ecological habitat creation and wider management details are set out in the following documents:
- Unit 7 Habitat Creation, Biodiversity Mitigation and Enhancement Scheme rev.B
  - Landscape and Ecological Management Plan ref. 334-UW-P revI

- 7.7 There are no public rights of way, multi-user routes or other such paths within the boundary of this phase of the development.

### 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.*

- 7.8 Substations and hydrant buildings are proposed as shown on the following drawings:
- Proposed Site Plan ref. 12006-5-THP-XX-XX-DR-A-1051(P02)
  - Proposed Detailed Site Plan 2 ref. 12006-5-THP-XX-XX-DR-A-1053(P02)
  - RMU Sub Station ref. 12006-5-THP-XX-XX-DR-A-1033(P01)
  - Utility Sub Station ref. 12006-5-THP-XX-XX-DR-A-1034(P01)
  - Hydrant Building ref. 12006-5-THP-XX-XX-DR-A-1035

### 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.*

- 7.9 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 Masterplan ref. 12006-5-SFW-XX-XX-DR-L-0001-P05
  - Detailed Landscape Layout 1 of 2 ref. 12006-5-SFW-XX-XX-DR-L-0002-P05
  - Detailed Landscape Layout 2 of 2 ref. 12006-5-SFW-XX-XX-DR-L-0003-P05
- 7.10 The above drawings should be read alongside the Design and Access Statement which provides further description of the on-plot landscape planting scheme.
- 7.11 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.*

- 7.12 The following drawings and on-plot landscape management plan document are submitted for approval in relation to the Unit 7 development:
- Landscape Maintenance and Management Plan (on plot) ref. 12006-5-SFW\_R01
  - Landscape Masterplan ref. 12006-5-SFW-XX-XX-DR-L-0001-P05
  - Detailed Landscape Layout 1 of 2 ref. 12006-5-SFW-XX-XX-DR-L-0002-P05
  - Detailed Landscape Layout 2 of 2 ref. 12006-5-SFW-XX-XX-DR-L-0003-P05

## 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.*

- 7.13 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:
- Surfaces Plan ref. 12006-5-THP-XX-XX-DR-A-1054(P01)
  - External Levels Sheet 1 ref. 9466-HJCE-00-XX-DR-C-4000-P02
  - External Levels Sheet 2 ref. 9466-HJCE-00-XX-DR-C-4001-P01
  - Drainage Layout Sheet 1 ref. 9466-HJCE-00-XX-DR-C-3100-P01
  - Drainage Layout Sheet 2 ref. 9466-HJCE-00-XX-DR-C-3101-P01
  - Transport Statement Rev.1 24096\_MOS\_TS
- 7.14 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 7 within the Gateway 36 Phase 2 site pursuant to hybrid planning permission ref. 2019/1573.
- 8.2 The proposed development incorporates changes to the originally submitted scheme in response to LPA/consultee comments and an altered requirement of the prospective occupier of the building. The proposed building footprint area is reduced whilst it remains sited in the least visually sensitive part of the plot. An area at the southwest part of the plot is identified for future development subject to separate reserved matters submission and approval.
- 8.3 In response to the operational requirements of a prospective occupier business, and market requirements in general, the proposed building is of a height greater than the limits set by condition of the outline planning permission. Justification of this and assessment against the provisions within planning conditions to allow development of an increased height has been provided at Section 5 of this statement.
- 8.4 This demonstrates that there would be no additional or materially greater harm to the wider landscape or other sensitive receptors caused by the increased height of the building proposed. Accordingly, the proposed height of the building is able to be approved under the provisions of Conditions 19 and 20.
- 8.5 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.
- 8.6 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.
- 8.7 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.
- 8.8 Harworth Group intends to commence development of this phase of built development and wider landscape creation without delay. There is significant interest in this building from a prospective occupier business, which would deliver the job creation and economic growth that is the purpose of the site's employment allocation.
- 8.9 The timely 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. 12006-5-THP-XX-XX-DR-A-1000(P06)
2. Existing Site Plan ref. 12006-5-THP-XX-XX-DR-A-1001(P04)
3. Existing Detailed Site Plan 1 ref. 12006-5-THP-XX-XX-DR-A-1002(P04)
4. Existing Detailed Site Plan 2 ref. 12006-5-THP-XX-XX-DR-A-1003(P04)
5. Masterplan ref. 12006-5-THP-XX-XX-DR-A-1050(P02)
6. Proposed Site Plan ref. 12006-5-THP-XX-XX-DR-A-1051(P02)
7. Proposed Detailed Site Plan 1 ref. 12006-5-THP-XX-XX-DR-A-1052(P02)
8. Proposed Detailed Site Plan 2 ref. 12006-5-THP-XX-XX-DR-A-1053(P02)
9. Surfaces Plan ref. 12006-5-THP-XX-XX-DR-A-1054(P01)
10. General Arrangement Plan ref. 12006-5-THP-XX-XX-DR-A-1056
11. Office Plan ref. 12006-5-THP-XX-XX-DR-A-1057
12. Elevations ref. 12006-5-THP-XX-XX-DR-A-1058(P01)
13. Roof Plan ref. 12006-5-THP-XX-XX-DR-A-1059
14. 3D Image ref. 12006-5-THP-XX-XX-DR-A-1060
15. Cycle Shelter ref. 12006-5-THP-XX-XX-DR-A-1030(P01)
16. Bin Store ref. 12006-5-THP-XX-XX-DR-A-1031
17. Fencing Details ref. 12006-5-THP-XX-XX-DR-A-1032
18. RMU Sub Station ref. 12006-5-THP-XX-XX-DR-A-1033(P01)
19. Utility Sub Station ref. 12006-5-THP-XX-XX-DR-A-1034(P01)
20. Hydrant Building ref. 12006-5-THP-XX-XX-DR-A-1035
21. Site Section 1 ref. 12006-5-THP-XX-XX-DR-A-1040(P02)
22. Site Section 2 ref. 12006-5-THP-XX-XX-DR-A-1041(P02)
23. Site Section 6 ref. 12006-5-THP-XX-XX-DR-A-1042(P02)
24. Landscape Masterplan ref. 12006-5-SFW-XX-XX-DR-L-0001-P05
25. Detailed Landscape Layout 1 of 2 ref. 12006-5-SFW-XX-XX-DR-L-0002-P05
26. Detailed Landscape Layout 2 of 2 ref. 12006-5-SFW-XX-XX-DR-L-0003-P05
27. Existing Topographic Survey ref. 9466-HJCE-XX-XX-DR-C-3000-P01
28. External Levels Sheet 1 ref. 9466-HJCE-00-XX-DR-C-4000-P02
29. External Levels Sheet 2 ref. 9466-HJCE-00-XX-DR-C-4001-P01
30. External Levels Overall ref. 9466-HJCE-00-XX-DR-C-4002-P01
31. Road Longsections ref. 9466-HJCE-00-XX-DR-C-4100-P02
32. Drainage Layout Sheet 1 ref. 9466-HJCE-00-XX-DR-C-3100-P01
33. Drainage Layout Sheet 2 ref. 9466-HJCE-00-XX-DR-C-3101-P01
34. Landscape Masterplan Unit 7 ref. 334-UW-P-004 rev.O
35. Unit 7 (off-plot) Landscape Site Plan ref. 334-UW-P-080 rev.B
36. Unit 7 (off-plot) Landscape Planting Plan ref. 334-UW-P-081 rev.C
37. Unit 7 Landscape Mitigation Plan ref. 334-UW-P-082 rev.B

### Documents

1. Planning Statement ref. JM240094\_PS\_02
2. Design and Access Statement ref. 12006-5-THP-XX-XX-RP-A-DA01H
3. Landscape Maintenance and Management Plan (on plot) ref. 12006-5-SFW\_R01
4. Landscape and Ecological Management Plan ref. 334-UW-P rev.I
5. LVIA Addendum ref. 334-UW-P-Unit 7 rev.G
6. Drainage Strategy ref. 9466-HJCE-00-XX-RP-C-3000.v1
7. Drainage Management and Maintenance Plan ref. 9466-HJCE-00-XX-RP-C-3001.v1
8. Drainage Calculations ref. 9466-HJCE-00-XX-CA-C-3001.v1
9. Unit 7 Biodiversity Impact Assessment rev.B

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10. Unit 7 Biodiversity Offsetting Scheme rev.C
  11. Biodiversity Metric 2.0 (spreadsheet files)
  12. Unit 7 Habitat Creation, Biodiversity Mitigation and Enhancement Scheme rev.B
  13. Unit 7 Offsite Biodiversity Management Plan rev.A
  14. Transport Statement Rev.1 24096\_MOS\_TS
  15. Orbis G36 Unit 7 BREEAM Pre-Assessment rev.2

## Appendix 2. Headroom Briefing Note

## Introduction

Harworth Group, having secured an outline planning permission for the second phase of their successful Gateway 36 scheme, have been approached by an institutional investor/developer in respect of the Phase 3 element of the scheme on the northern side of the Dearne Valley Parkway.

Harworth's original outline application showed 2 units, comprising 250,000 sq ft and 25,000 sq ft respectively, being constructed in this location. The Developer/Investor proposes the speculative development of a single unit of some 320,000 sq ft floorplate in this location.

This interest is subject to being able to construct the unit to an institutionally acceptable standard which, for this size of unit, will need to have a clear internal headroom of 15m.

The current outline consent permits an overall height for the building of 15.5m with a maximum eaves height of 12.5m.

For units in excess of, say 160,000 sq ft the institutionally acceptable clear headroom is currently at 15m.

## Competition

In order for Barnsley to compete with other regional centres to attract speculative development and to attract occupiers to the borough through having a supply of standing units, the available buildings will have to meet both institutional and occupier headroom requirements.

The following units have all recently been speculatively developed within the wider region and have now been successfully let.: -

| Location                   | Floor Area    | Clear Headroom |
|----------------------------|---------------|----------------|
| Nimbus Park 106            | 106,000 sq ft | 12.0m          |
| IP2g iPort                 | 119,000 sq ft | 12.5m          |
| Maple 125, Tankersley      | 125,000 sq ft | 12.0m          |
| PLP Bessemer Park          | 134,000 sq ft | 12.5m          |
| Symmetry Park, Blyth       | 151,000 sq ft | 12.5m          |
| Nimbus Park 164            | 164,000 sq ft | 15.0m          |
| IP2e iPort                 | 195,000 sq ft | 15.0m          |
| Orion 2, Markham Vale      | 221,000 sq ft | 15.0m          |
| PLP Wakefield              | 236,000 sq ft | 15.0m          |
| Super G Wakefield          | 261,000 sq ft | 15.0m          |
| G-Park Doncaster           | 278,000 sq ft | 15.0m          |
| PLP Smithywood             | 345,000 sq ft | 15.0m          |
| Gateway 4, West Moor Park  | 411,000 sq ft | 15.0m          |
| Wakefield 515, Knottingley | 515,000 sq ft | 15.0m          |

Please note that the speculative units larger than 160,000 sq ft have all been constructed with a 15m clear headroom. Indeed, a further phase of speculative development is under way at the iPort at Doncaster. The 2 larger units of 173,000 sq ft and 258,000 sq ft are both being built with 15m clear internal headroom.

## The Economics

In the UK warehouse rents are still calculated on a per sq ft rate as opposed to a volumetric rate. Whilst there is an increased build cost to providing a higher unit the additional cost is marginal and is often seen as part of the cost of providing a market facing building.

On the basis that the buildings are rented on a per sq ft basis the height of the building can have a significant impact not only on the amount of goods which can be stored therein but also on the cost per pallet position.

Enclosed at Appendix A is a copy of a racking layout drawing for a unit of 195,000 sq ft at the iPort at Doncaster. The layout is based on a wide aisle layout and with a clear working height of 15m and assumes a pallet height of 1.8m. Allowing for the height of the beams and for circulation space in which to lift the pallet in and out of the position a 10m clear headroom unit will allow for a pallet at ground level and 4 levels above, a 12.5 m clear headroom unit will allow for ground plus 5 levels and a 15m clear headroom unit will allow for ground plus 6 levels.

The unit has been let at a rent equating to £ 5.75 per sq ft per annum exclusive, an annual rent of £ 1,121,250.

| Clear Headroom | Pallet Positions | Annual Rent | Rent per Pallet Position |
|----------------|------------------|-------------|--------------------------|
| 15.0m          | 24,710           | £ 1,121,250 | £ 45.38                  |
| 12.5m          | 21,192           | £ 1,121,250 | £ 52.90                  |
| 10.0m          | 17,620           | £ 1,121,250 | £ 63.63                  |

From the examples above it is evident that there is a 40% increase in the annual cost per pallet position between a building offering 10m clear headroom and the building offering a clear headroom of 15m.

## Current Market Enquiries

The following parties have all expressed a specific requirement in respect of the clear headroom for their unit.

Louch Shacklock (obo XPO Logistics) 350,000 – 450,000 sq ft – minimum 15m

Jones Lang LaSalle 200,000 – 400,000 sq ft 15m plus

Montagu Evans 200,000 – 300,000 sq ft - 15m

Gem Imports 130,000 sq ft ideally 15m

CBRE 300 – 500,000 sq ft existing or BTS unit 15m minimum eaves

Burbage Realty (obo Howden Joinery) – 500,000 sq ft – 15m

It should also be noted that the lack of supply in general has seen a number of manufacturing companies take existing units with Butternut Squash acquiring the 150,000 sq ft unit at Symmetry Park, Blyth and a Medical Technology company taking the 278,000 sq ft unit at G-Park, Doncaster.

The availability of speculative units creates the opportunity to secure operators from both the Logistics and the Manufacturing sectors.

To compete for speculative investment and secure the jobs which will be created through the construction and occupation of such units, consideration must be given to similar headroom for the unit at Gateway 36

### **Conclusions**

- Institutional and Occupier requirements for clear headroom in speculative buildings of over 160,000 sq ft are at 15.0m.
- This is clearly illustrated by the units recently constructed and let across the wider region and supported by the economic illustration provided.
- Current requirements, where height is specified, stipulate a minimum requirement of 15.0m.
- In order to create standing stock from which to attract new companies to the borough the units must be built to an institutional standard.

Gateway 36

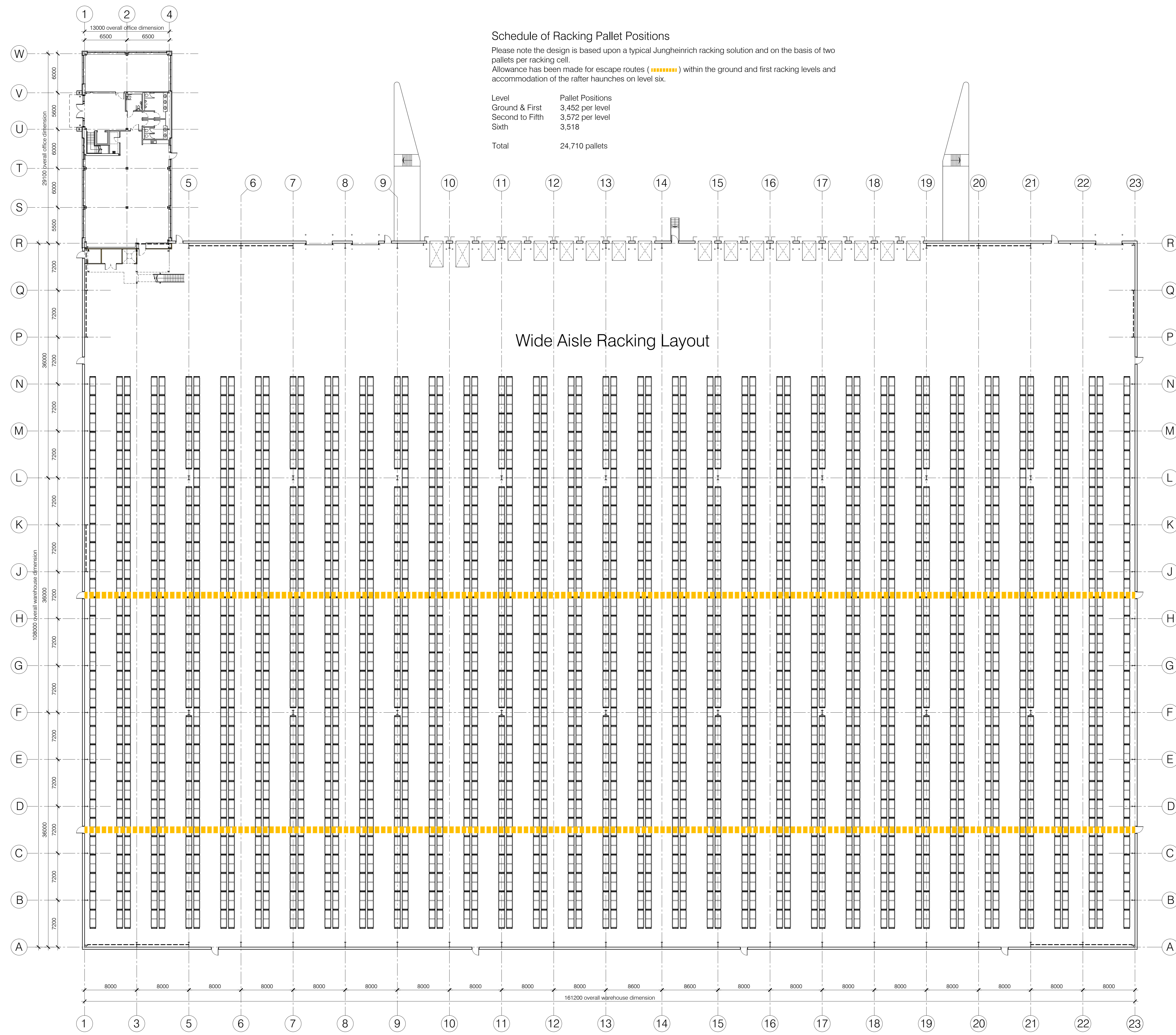
Headroom Briefing Note

July 2021

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## APPENDIX A



no. date revision by

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**VERDION**

project  
 Proposed Distribution Development  
**iport**

drawing  
 Distribution Centre iP2a.2  
 Illustrative Wide Aisle  
 Racking Layout

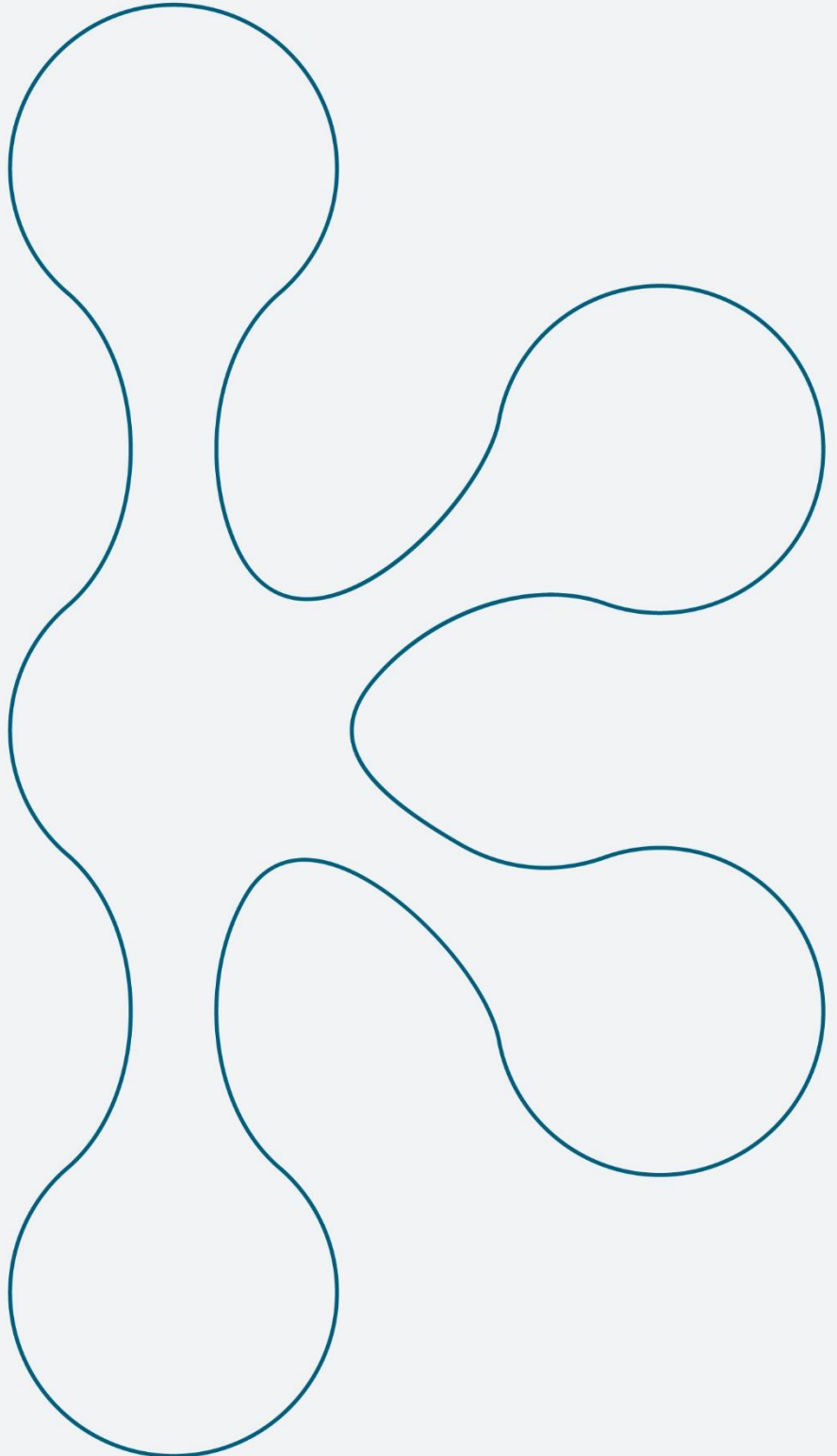
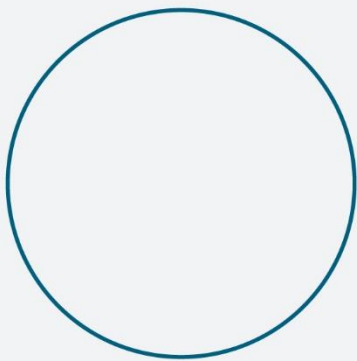
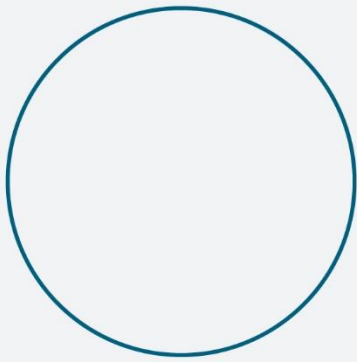
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 AJA Project Ref: 6086

## Appendix 3. Economic Benefits Assessment



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## Construction Benefits

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**189**

Temporary construction jobs



**132**

Indirect / induced jobs supported during the construction phase



**£15.9m**

Gross Value Added

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## Operational Benefits

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**97**

Gross on-site jobs once fully operational



**67**

Net new jobs



**£3.4m**

Annual wages

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## Economic Benefits

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**£5.098m**

GVA per annum once fully operational



**£47.509m**

Gross GVA over ten years



**£27.836m**

Net present value GVA over ten years

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## Annual benefits for Barnsley

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**£2.787m**

Wages earned by Barnsley residents



**£600,000**

Business rates

## INTRODUCTION

Kada Research were commissioned to prepare an economic impact assessment of Kuehne & Nagel's first bespoke UK pharmaceutical hub at Gateway 36 in Barnsley. This report outlines the potential economic benefits of the development, during the construction phase and once fully developed.

## CONSTRUCTION PHASE BENEFITS

The construction costs for the development are estimated at over £20m. Construction on this scale will create c.189 temporary construction jobs (expected to last for a maximum of one year). This will generate c.£15.9m of Gross Value Added (GVA) – a measure of economic output.

These construction jobs will support 132 indirect and induced jobs (through spending in the supply chain and the spending of wages by those employed in the construction jobs), generating a further £6.9m of GVA.

|  |     | Gross GVA |
|--|-----|-----------|
| Direct construction jobs (temporary)                 | 189 | £15.92m   |
| Indirect/induced jobs supported in the wider economy | 132 | £6.88m    |

## EMPLOYMENT IMPACTS

The development is expected to accommodate 97 jobs (gross) once fully developed and occupied, with employment ramping up over a three-year period. The jobs will be a mix of Office / Admin and Fulfilment and Delivery roles, creating opportunities at a range of skill and qualification levels. The net effect on employment takes into account the following effects:

- Deadweight – the extent to which the jobs would have occurred anyway, without intervention
- Displacement – the extent to which the jobs are displacing jobs elsewhere in the local economy
- Leakage – the extent to which jobs are taken up by people living outside the local area
- Multiplier effects – the extent to which the direct jobs created at the site create further employment through supply chain and wage effects.

Benchmark figures for each of these effects have been adjusted to reflect the specific circumstances of the proposed development. For examples, deadweight and displacement are low, with no existing employment on the Gateway 36 site and Kuehne & Nagel's existing site at Chapeltown continuing to operate once the new site is opened. A leakage rate of 18% is applied – reflecting the proportion of jobs in Barnsley taken up by people living outside the Borough at the time of the latest Census. A local area multiplier effect of 29% is applied, based on evidence from other B2 / B8 developments.

After adjusting the gross job number, the development is expected to generate a total of 67 net jobs.

|                                     | Gross Direct | Net       |
|-------------------------------------|--------------|-----------|
| <b>Total (once fully developed)</b> | <b>97</b>    | <b>67</b> |
| Office / Admin                      | 44           | 30        |
| Fulfilment and Delivery             | 53           | 37        |

## EXPECTED WAGE BENEFITS

The jobs created at the site will have salary levels above Barnsley median earnings, with an average wage level of £35,000 across the two job types (with office / admin roles having higher earnings than fulfilment / delivery roles).

Employees at the new facility will earn c. £3.40m per annum. Based on the latest commuting data, c. £2.77m of this is likely to be earned by Barnsley residents.

| Direct wages, per annum             | Gross          |
|-------------------------------------|----------------|
| <b>Total (once fully developed)</b> | <b>£3.399m</b> |
| Wages earned by Barnsley residents  | £2.787m        |

## GVA IMPACTS

The forecast wage levels indicate that the activity which will be undertaken at the site has considerably higher 'value added' than many other transport / distribution activities. The economic contribution made by the facility through GVA is therefore likely to be considerable.

Once the site at Gateway 36 is fully developed, the jobs located there have the potential to generate a total gross GVA of £5.098m per annum<sup>1</sup>. Allowing for the build-up of employment in the initial years of occupation, this amounts to c. £47.5m over ten years. In net terms, this amount to a total net GVA of £33.8m over ten years, with a net present value (NPV) of £27.8m.

|                                     | GVA over 10 years |                 |                 |
|-------------------------------------|-------------------|-----------------|-----------------|
|                                     | Gross Direct      | Net             | NPV             |
| <b>Total (once fully developed)</b> | <b>£47.509m</b>   | <b>£33.809m</b> | <b>£27.836m</b> |

## BUSINESS RATES

The development will generate an estimated £610,000 in business rates per annum. Over ten years this will be an estimated £6,098,000.

|                                |               |
|--------------------------------|---------------|
| <b>Business rate per annum</b> | <b>£0.61m</b> |
| Business rates over 10 years   | £6.098m       |

<sup>1</sup> This uses a GVA per job figure of c. £52,000. Although this is considerably higher than the average for Barnsley in this sector, it reflects the above-average wage levels and is roughly equivalent to the Barnsley average across all sectors.

All calculations undertaken by economists at Kada Research using a combination of site intelligence, benchmarks, official statistics (BRES and ONS) and other sources.