JohnsonMowat
Planning & Development Consultants

Harworth Group

Gateway 36 Phase 2 Site – Unit 4 (formerly Plot 8)
Hoyland North, Barnsley

Reserved Matters
and related Planning Conditions

Planning Statement

Ref. JM_PS_03

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Date: 21 December 2022

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APPENDICES

1.0 INTRODUCTION

1.1 This Planning Statement provides an explanation of the development proposed within the Gateway 36 Phase 2 site to form Unit 4 (formerly Plot 8) of the development as approved by Barnsley Council planning permission reference 2019/1573.

1.2 The Planning Statement is intended to be read alongside the plans and material submitted for approval of reserved matters for this phase of development, and that submitted to discharge corresponding planning conditions.

Submitted Plans and Documents

1.3 The Planning Statement is intended to be read alongside the plans and material submitted for approval of reserved matters as listed below.

1.4 Planning documents:

- Application form (online only)
- Planning Statement ref. JM_PS_03
- Covering letter dated 21 December 2022

1.5 Built development drawings:

- Location Plan ref. 12006-4-(P)100 rev.C
- Existing Site Plan ref. 12006-4-(P)101 rev.C
- Existing Detailed Site Plan (sheet 1 of 2) ref. 12006-4-(P)102 rev.B
- Existing Detailed Site Plan (sheet 2 of 2) ref. 12006-4-(P)103 rev.B
- Overall Site Plan (Ph2 site existing & proposed units) ref. 12006-4-(P)110 rev.D
- Proposed Site Plan ref. 12006-4-(P)111 rev.C
- Proposed Detailed Site Plan (sheet 1 of 2) ref. 12006-4-(P)112 rev.C
- Proposed Detailed Site Plan (sheet 2 of 2) ref. 12006-4-(P)113 rev.C
- Overall Indicative Masterplan ref. 12006-4-(P)114 rev.-
- Section 2 ref. 12006-4-(P)115 rev.-
- Section 3 ref. 12006-4-(P)116 rev.-
- Section 6 ref. 12006-4-(P)117 rev.-
- Surface Finishes Site Plan ref. 12006-4-(P)118 rev.-

- 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
- Elevations ref. 12006-4-(P)125 rev.A
- Indicative Sections ref. 12006-4-(P)126 rev.A
- 3D Views ref. 12006-4-(P)127 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

1.6 Design and visual documents:

- Design and Access Statement ref. 12006-4-DA01 rev.B
- LVIA Addendum Unit 4 (inc. photomontages) rev.B

1.7 Landscape drawings:

- Landscape Masterplan ref. 12006-4-VL_L01 rev.A
- Detailed Landscape Plan [Sheet 1 of 2] ref. 12006-4-VL_L02 rev.-
- Detailed Landscape Plan [Sheet 2 of 2] ref. 12006-4-VL_L03 rev.A
- Landscape Masterplan ref. 334-UW-P-004 rev.G
- Landscape Mitigation Plan ref. 334-UW-P-030 rev.B
- Landscape Site Plan ref. 334-UW-P-031 rev.C
- Planting Plan ref. 334-UW-P-032 rev.B

1.8 Landscape and ecological documents:

- Landscape and Ecological Management Plan ref. 334-UW-P-LEMP rev.A
- On-plot Landscape Maintenance and Management Plan ref. 12006-4-VL_R01
- Habitat Creation, Biodiversity Mitigation & Enhancement Scheme Unit 4 - rev.A
- Biodiversity Impact Assessment G36 Unit 4 – rev.A
- Biodiversity Offsetting Scheme G36 Unit 4 – rev.-
- Offsite Habitat Creation & Management Plan G36 Unit 4 – rev.-
- Biodiversity Metric 2.0 (spreadsheet file)

1.9 Levels and drainage plans and documents:

- Finished Levels Scheme Sheet 1 of 2 ref. Y22039-D101-REV1
- Finished Levels Scheme Sheet 2 of 2 ref. Y22039-D101-REV1
- Drainage Strategy ref. Y22039.v1 (file split to 2 parts)
- Drainage Layout Plan sheet 1 of 2 ref. Y22039-D200-REV1
- Drainage Layout Plan sheet 2 of 2 ref. Y22039-D201-REV1
- Surface Water Drainage Calculations ref. Y22039-V01

1.10 Other documents:

- 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

2.0 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 54 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; rather than two as may correspond to the Phase 2A and Phase 2B sites as indicated.

2.8 The Illustrative 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 planning permission for the Phase 2 site (ref. 2021/1007) (Phase 2A.1) approved development of Units 1-3. This represented an alternative configuration of development from that shown on the Illustrative Masterplan by the provision of three units rather than four.

2.10 This reserved matters application is for the next phase of development within the Phase 2 site at the location of the previously indicated Plot 8, which is now named Unit 4.

2.11 The application site includes a portion of the spine road that has been constructed on site pursuant to hybrid planning permission ref. 2019/1573 and the corresponding Section 38 approval.

2.12 The remaining plots (5/6/7) will be delivered subject to future reserved matters applications.

2.13 The Phase 3 site, located north of the Dearne Valley Parkway, is being brought forward as a single phase of development independent of the Phase 2 site. The Phase 3 site development is under construction at present pursuant to reserved matters approval ref. 2021/1691.

Reserved Matters Submission

2.14 This application seeks approval of the reserved matters (namely the layout, scale, appearance and landscaping) for development comprising a building, yard, and car park as well as the landform and landscape planting around the site.

2.15 The red line for this application broadly marries with the approved reserved matters red line for Phase 2A.1 to the north and west. The red line for this application extends into the area of the previous red line where necessary to include areas where altered works are now proposed (see Section 3).

Parameters Plan

2.16 The Parameters Plan (ref. 12006-1-106_C) is listed within condition 2 of the planning permission, although no condition specifically relates to the content of the Parameters Plan.

2.17 Within that part of the site currently proposed for development (Phase 2, Unit 4), the Parameters Plan shows a development area referred to as Area 2D as well as a specified access point. Within the development areas, maximum floor levels and building heights area specified and particular locations of 'proposed active frontage zones' are shown.

2.18 The maximum finished floor level (FFL) and building height as stated on the Parameters Plan are shown in the table below.

Area	Max FFL (mAOD)	Max Building Height (m)
Area 2D	160.5	12.0

Table 1 - Building level and height parameters

2.19 This therefore creates a maximum building 'ridge level' of 172.5 mAOD i.e. the highest allowed floor level (160.5m) plus a 12m high building.

2.20 Section 4 of this statement provides an assessment of the proposed development against the Parameters Plan.

Planning Conditions

2.21 Besides seeking approval of reserved matters for the Phase 2, Unit 4 development, corresponding submissions are made to satisfy the requirements of related planning conditions (of permission ref. 2019/1573).

2.22 This submission also serves to demonstrate conformity to certain planning conditions where a submission for approval is not required.

2.23 Given the phased nature of the development approved by the outline planning permission, the discharge of certain conditions is sought on a partial basis i.e. in relation to a defined phase or extent of the development. Subsequent submissions will be made to seek approval of these details relating to the other phases of development in due course.

Conditions Requiring Design Conformity

2.24 Section 5 of this Statement provides information to demonstrate that the design of the development proposed by this reserved matters submission conforms to the following planning conditions.

No.	Topic	Requirement	Paragraphs in this Statement
13	Reserved matters	Submission of layout, scale, appearance and landscaping details.	5.2
15	Timing	Submission of reserved matters for Phase 2B within 8 years of date of permission i.e. by 10 August 2028.	5.3
17	Layout	Buildings to be no closer to southern boundary of site than shown on masterplan 12006-1-110 REV L.	5.4 – 5.7
18	Layout	Layout to substantially accord with masterplan 12006-1-110 REV L.	5.4 – 5.7
19	Height	Building height not to exceed 12.5m to eaves.	5.8 – 5.15
20	Height	Allows building height to exceed 12.5m at eaves if supported by LVIA.	5.8 – 5.15
21	Floorspace & use	Overall floorspace not to exceed 102,193 sqm, of which a maximum of 75% in B8 uses.	5.16 – 5.19

Table 2 - Conditions requiring design conformity

Conditions to be Satisfied by Reserved Matters Submission

2.25 Section 6 of this Statement provides information to demonstrate that details submitted to accompany this reserved matters application meets the requirements of the following planning conditions:

No.	Topic	Requirement	Paragraphs in this Statement
25	Appearance	Submit details of materials/colours and photomontage/ images for LVIA	6.2 – 6.5
26	Boundary treatment	Submit details of plot boundary treatments and fencing	6.6 – 6.7
27	Levels	Submit details of existing and proposed ground levels, finished floor levels, road levels etc.	6.8 – 6.12

28	Biodiversity	Submit details of biodiversity mitigation and enhancement measures, including long term management.	6.13 – 6.15
29	Footpaths and cycleways	Submit details of retained and proposed footpaths/ cycleways within plots, including timetable for implementation.	6.16 – 6.17
30	Drainage	Submit drainage details including timetable for implementation; management/maintenance plan and arrangements for adoption.	6.18 – 6.19
31	Air quality	Submit scheme of air quality mitigation measures to be installed on each plot.	6.20 – 6.23
32	BREEAM	Submit preliminary assessment of BREEAM rating.	6.24 – 6.31
52	Outside storage	Specify locations and maximum heights for outside storage.	6.32

Table 3 - Conditions to be satisfied by reserved matters submission

Conditions to be Discharged by Separate Application

2.26 The conditions for which full or partial discharge is sought (by separate application) in parallel with the determination of this first reserved matters application are listed below.

2.27 As the detail submitted to discharge these conditions relates directly to the scheme submitted for reserved matters approval, Section 7 of this Statement provides a summary of the requirement and submitted details.

No.	**Topic**	**Requirement**	**Paragraphs in this Statement**
22	Common areas landscaping etc	Submit details of common areas landscaping, habitats and PROW etc.	7.3 – 7.7
34	Substations	Submit details of substation.	7.8
35	On-plot landscaping	Submit full details of hard and soft landscaping works.	7.9 – 7.11
36	On-plot landscaping	Submit landscape management plan for each plot.	7.12
44	On plot surfaces	Submit details of surfacing and drainage for access and parking areas.	7.13 – 7.14

Table 4 - Conditions to be discharged by separate application

Conditions already Submitted for Discharge

2.28 The following conditions have already been submitted for discharge by the local planning authority in relation to the Phase 2 site.

No.	Topic	Requirement	Status
23	Minewater heat	Submit minewater heat feasibility study	Discharged 04/02/22 (2021/1500)
24	Ground conditions	Submit intrusive site investigation report regarding coal mining legacy features (pre-commencement parts of condition)	Discharged 07/02/22 (2021/1007)
38	Broadband	Submit details of broadband provision, including timescales for implementation.	Discharged 04/02/22 (2022/0197)
39	Off-site tree planting	Submit detailed scheme for off-site tree planting (as specified) including programme of planting and maintenance.	Submitted 29/06/22 (2022/0702)
45	TransPennine Trail	Submit scheme to detail signs and links to the TransPennine Trail.	Submitted 07/11/22 (2022/1163)

Table 5 – Conditions already submitted for discharge.

Conditions for Subsequent Discharge

2.29 It is anticipated that details pursuant to the following conditions shall be submitted prior to the commencement or occupation of development (as applicable) approved by reserved matters.

No.	Topic	Requirement	Timing
24	Ground conditions	Submit intrusive site investigation report regarding coal mining legacy features (post-completion parts of condition)	Pre-occupation
33/ 51	Construction	Submit Construction Method Statement and Air Quality Management Plan.	Pre-commencement (construction)
37	Water supply infrastructure	Submit details of measures to protect the public water supply infrastructure within each plot (if applicable).	Pre-commencement (construction)
41	Bus stops	Submit scheme for provision of bus stops on link road (as specified).	Pre-occupation
43	Roads and footways	Submit roads and footways completion plan.	Pre-occupation

46	Security lighting	Submit details of security lighting	Pre-occupation
47	Ground conditions	Submit validation report to certify remediation works undertaken.	Pre-occupation

Table 6 - Conditions for subsequent discharge

Planning Obligations

2.30 The Section 106 Agreement that forms part of the outline planning permission requires the applicant to implement specified measures relating to travel planning (Schedule 3) and biodiversity off-setting (Schedule 4).

Travel Plans

2.31 The travel planning obligations require submission/approval of details prior to occupation of buildings within the development. As such, no submission is made at this stage.

Biodiversity Off-Setting

2.32 The biodiversity off-setting obligation requires the development overall to achieve a biodiversity net gain of +10%.

2.33 In combination, the preceding phases of the development have achieved a biodiversity net gain of +10%, as confirmed by the local planning authority on 2 September 2022.

2.34 As it will not be possible for this proposed development to achieve a biodiversity net gain on-site, it shall be achieved in combination with off-site enhancements to be identified and agreed by a Biodiversity Off-setting Scheme.

2.35 Whilst the biodiversity off-setting obligations require submission/approval of details prior to the commencement of construction, the following documents are submitted for consideration at this stage:

- Biodiversity Impact Assessment Unit 4 – rev.A
- Biodiversity Offsetting Scheme Unit 4 – rev.-
- Offsite Habitat Creation & Management Plan G36 Unit 4 – rev.-
- Biodiversity Metric 2.0 (spreadsheet file)

Pre-Application Discussions

2.36 Given the close conformity of this reserved matters submission to the outline planning permission, no request for the formal pre-application advice of the local planning authority has been made.

2.37 Details of the proposed development have been shared informally with planning officers Elaine Ward and Andrew Burton for information and comment on 3rd October 2022.

3.0 PROPOSED DEVELOPMENT

3.1 Reserved matters approval is sought for this phase of built development (Unit 4) 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 12,896 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 paragraph 1.5).

Access

3.4 The proposed development is accessed from the Dearne Valley Parkway Shortwood Roundabout via the approved spine road (currently under construction).

3.5 Provision for the continuation of the spine road to form a link road as per the Hoyland North Masterplan is made within the proposed landform and planting scheme. Any provision of this link road shall be subject to future planning and highways approvals as well as coordination with development proposals on adjacent land.

3.6 There are no public rights of way within the reserved matters application site. As no changes are proposed to the existing public right of way at the southern boundary of the outline permission site, this is excluded from the red line of this reserved matters application.

Landform

3.7 As expected, following the already approved earthworks which create the general landform, further earthworks will be undertaken to create the precise landform required to accommodate the layout of development proposed. Whilst the broad shape of the landform remains generally unchanged across the site, the particular levels and gradients are changed as shown on the Finished Levels drawings ref. Y22039-D101-REV1 (sheet 1) and Y22039-D101-REV1 (sheet 2).

3.8 As the plateau level is lowered from that previously indicated, this has the effect of reducing the extent of the adjacent slopes to the north and west of the plot by a small amount, and altering the landform slightly between the spine road and the car park.

3.9 An earth bund is to be constructed south of the unit to enhance the screening function of the landscape planting in this location. The construction of this bund is to be coordinated with any future development proposal for the area to the west, with the ultimate intention to create a continuous bund along this boundary (subject to separate submission and approval).

Use & Layout

3.10 The building will be for either industrial (Class E(g)(iii)/B2) or storage/distribution (Class B8) use.

3.11 As the building is expected to be built speculatively (i.e. constructed before an occupier business is committed) its design seeks to maximise flexibility.

3.12 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.

3.13 The layout of the site as proposed is therefore 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.

3.14 The development is proposed with 163 parking spaces (1 space per 79 sqm approx.) of which there are 22 electric vehicle charging spaces and 8 accessible spaces.

3.15 Industrial uses typically require a smaller scale yard and an increased level or 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. Details of this are able to be submitted pursuant to a planning condition if required.

Height & Scale

3.16 The proposed building extends to 12,896 sqm GIA, which comprises 11,575 sqm ground floor footprint and 1,321 sqm at upper floor office and circulation space.

3.17 The building height is 14.75m, which allows a clear internal height within the warehouse of 12.5m, and two floors of office space at first and second floor level.

3.18 The conformity of the height and scale of this building to the outline planning permission parameters and conditions are discussed in section 4 and 5 of this statement respectively.

Design & Sustainability

3.19 The design theme for this development is consistent with that of Units 1-3, as approved by reserved matters permission ref. 2021/1007. This includes the use of the green/brown colour palette as provided by the Hoyland North Masterplan Framework (see section 5).

3.20 The 'active frontage' of the building, which constitutes the main entrance and glazed office frontage is to the east elevation of the building which faces towards the plot entrance and spine road.

3.21 To the roof of the office element of the building, it is proposed to provide an accessible amenity area and separate (partial) green roof area. Utilisation of this roofspace provides enhanced 'wellness' for occupiers of the building and biodiversity benefits.

3.22 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.

3.23 The development includes comprehensive parking, changing and storage facilities for staff travelling on foot or by cycle, and electric vehicle charging infrastructure.

3.24 The building is designed to achieve a BREEAM score of 'Very Good' or better (see section 6).

Drainage

3.25 The proposed development shall be drained by separate foul and surface water systems, full details of which are provided in the Drainage Strategy and associated plans/documents (as listed at paragraph 1.9).

3.26 The drainage details conform to, and form part of, the site-wide drainage strategy set out at the outline planning stage.

3.27 Foul water will discharge to the foul infrastructure sewer in the access road already constructed at the site.

3.28 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

3.29 Within the red line of this reserved matters application, the areas beyond the development plots and spine road are to be landscaped and planted broadly in accordance with the details submitted with the hybrid (outline) planning application.

3.30 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 bund to the south boundary of the site is expected to be undertaken on a phased basis i.e. to allow creation of the bund to final levels before planting.

3.31 Given the minor changes to the plot level and extent from that previously approved, corresponding minor changes are made to the landscape planting proposals in these locations. Adjacent to the plot access, it is proposed to omit a small number of trees that were within the previously approved landscape scheme, but are located within the visibility splay for the access.

3.32 Within the Unit 4 plot a landscaping scheme is provided around the car parks and access route.

4.0 PARAMETER CONFORMITY

4.1 The proposed layout conforms fully to the position of the access point and 'active frontage' as shown on the Parameters Plan.

4.2 As set out in section 2, the Parameters Plan indicates a maximum building 'ridge level' of 172.5 mAOD i.e. the highest allowed floor level (160.5m) plus a 12m high building.

4.3 The finished floor level of the building proposed is 157.75 mAOD, which is 2.75m beneath the maximum FFL allowed at Area 2D and therefore in conformity with this parameter.

4.4 The height of the building proposed is 14.75 (at ridge), which exceeds the parameter height of 12.0m by 2.75m. However, as the floor level has been lowered by 2.75m, the overall maximum ridge level remains consistent with that calculated from the above parameters.

4.5 See also section 5 regarding conditions 19 and 20, which control how proposals for buildings exceeding a specified eaves height may be assessed and approved.

5.0 CONDITIONS REQUIRING DESIGN CONFORMITY

5.1 This section provides specific information to demonstrate that this first reserved matters submission conforms to the conditions of the outline planning permission.

Condition 13 – Reserved Matters

The development of each plot or plots hereby permitted shall not be commenced unless and until approval of the following reserved matters for each plot or plots has been obtained in writing from the Local Planning Authority:-
(a) the layout of the proposed development.
(b) scale of building(s)
(c) the design and external appearance of the proposed development.
(d) landscaping

5.2 The submitted drawings and the Design and Access Statement include full details of the proposed layout, scale, appearance and landscaping of the Unit 4 (formerly Plot 8) development in conformity to Condition 13.

Condition 15 – Timing

Application for approval of the reserved matters shall be made for Gateway36 Phase 2B (Units 7-8 as shown on indicative masterplan12006-1-110 REV L) within the expiration of 8 years of the date of issue of this permission. Thereafter development shall be begun before the expiration of 2 years from the date of approval of the last reserved matters to be approved.

5.3 This submission is made within the timeframe allowed by Condition 15 for the submission of reserved matters within the Phase 2B area of the site, which is within 8 years of the date of the outline permission i.e. by 10 August 2028.

Conditions 17 and 18 – Layout

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

(18) 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.

5.4 The building proposed is located no closer to the southern boundary of the site than is shown on indicative masterplan 12006-1-110 REV L, and so conforms to conditions 17 and 18 in this respect.

5.5 Condition 18 also requires the layout proposed in reserved matters submissions to 'substantially accord' with the approved masterplan (12006-1-110 REV L).

5.6 The proposed layout closely reflects that shown on outline masterplan with only minor differences in the arrangement of the yard, car park and internal access road.

5.7 The building is positioned and orientated in the same manner as shown on the outline masterplan. The outline masterplan indicated a building of 14,400 sqm warehouse floorspace (15,800 sqm inc. office floorspace). The building now proposed extends to 12,896 sqm GIA, which comprises 11,575 sqm ground floor footprint and 1,321 sqm at upper floor office and circulation space.

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.

5.8 With regard to Unit 4 (formerly Plot 8), condition 19 imposes a building height limit of '10m to eaves'. For reference, eaves are the part of a roof that meets or overhangs the walls of a building, not the ridge or overall height. As the building is not designed with an overhanging roof, the haunch height (i.e. up to internal roof structure) is taken as a proxy for eaves height, which in this case is 12.5m

5.9 Notwithstanding that the overall ridge height of the building remains within the overall height parameter (see section 4), the eaves/haunch height exceeds that allowed by condition 19 and therefore triggers the provisions of condition 20.

5.10 Condition 20 states that *'…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… 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'*.

5.11 The LVIA Addendum (inc. photomontages) (dated December 2022 rev.B) submitted with this reserved matters application assesses the landscape and visual effects of the building now proposed (including height, form and position) to demonstrate that there would be no harm to the wider landscape or other sensitive receptors.

5.12 This concludes that changes to the Unit 4 (formerly Plot 8) development are not predicted to bear any changes to the visual resource that vary to those identified and approved at the outline planning stages. The majority of the views are from a distance and are orientated towards Unit 4 in such a way that detailed changes will not be discernible. The revised dimensions, the position of the proposed building and its associated landscape elements will not give rise to any material changes to the visual resource. Consequently, it is considered that the magnitude of change and significance of change are unaffected by these proposals.

5.13 Similarly, when comparing photomontages from the approved scheme with newly produced montages of the Reserved Matters scheme, no additional visual effects where identified.

5.14 The LVIA Addendum ultimately finds that:

'In accordance with condition 20, it is judged that the changes being proposed for Unit 4 as part of Phase 2B will not amount to any greater impacts upon the surrounding visual resource, wider landscape or sensitive receptors, including the adjoining housing allocations than those already approved at the outline planning stage'.

5.15 Accordingly, the height of the building is in accordance with the parameters of the outline planning permission and the provisions of Conditions 19 and 20.

Condition 21 – Floorspace and Use

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

5.16 Condition 21 stipulates that the overall floorspace of the development is not to exceed 102,193 sqm, of which a maximum of 75% may be in B8 (storage and distribution) uses.

5.17 As stated in Section 3, approval is sought for the proposed buildings to be for either industrial (Class E(g)(iii)/B2) or storage and distribution (Class B8) use on a flexible basis i.e. able to be changed between these uses as required by occupier businesses. This floorspace is therefore categorised as Class B8 for the purpose of calculation at this stage.

5.18 The development hereby proposed constitutes the third phase of the overall development and is therefore within the floorspace limits of Condition 21, as demonstrated in the tables below.

Overall floorspace already submitted/approved Phase 2 site units 1-3 10,312.3 sqm Phase 3 site 31612 sqm	41,924.3 sqm
Floorspace hereby proposed (GIA)	12,896.3 sqm
Total floorspace approved and proposed	**54,820.6 sqm**
Total floorspace allowed	102,193 sqm
Total floorspace approved and proposed as % of total floorspace allowed	54%
Floorspace allowance remaining beyond that approved and proposed	47,372.4 sqm

Table 7 – Proposed development relative to overall floorspace allowance

Overall floorspace already submitted/approved for B8 use	41,924.3 sqm
Floorspace hereby proposed for B8 use	12,896.3 sqm
Total floorspace approved and proposed for B8 use	54,820.6 sqm
Total floorspace allowed for B8 use (75% of 102,193 sqm)	76,644.75 sqm

Total floorspace approved and proposed for B8 use as % of total floorspace allowed for B8 use	72%
Floorspace allowance for B8 use remaining beyond that approved and proposed for B8 use	21,824.15 sqm

Table 8 – Proposed development relative to class B8 floorspace allowance

5.19 For information, none of the employment units approved to date have yet been occupied or committed to a particular use (either Class E(g)(iii)/B2 or Class B8).

6.0 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:

- Proposed Elevations drawing ref. 12006-4-(P)125 rev.A
- 3D Views drawing ref. 12006-4-(P)127 rev.A

- Design and Access Statement ref. 12006-4-DA01 rev.B
- LVIA Addendum Unit 4 (inc. photomontages) rev.B

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 (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 Site Plan ref. 12006-4-(P)111 rev.C
- Proposed Fencing Detail ref. 12006-4-(P)131 rev.A
- Landscape Masterplan ref. 12006-4-VL_L01 rev.A
- Landscape Site Plan ref. 334-UW-P-031 rev.C

6.7 The boundary treatments comprise 2.4m high green paladin fencing around the yard and hedgerow planting to the site frontage and car park.

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. At present, the Unit 4 site is being surcharged in preparation for development.

6.10 The form and layout of development now proposed requires further works to be undertaken to the ground levels at the Unit 4 site. 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 Site Plan ref. 12006-4-(P)101 rev.C
- Proposed Site Plan ref. 12006-4-(P)111 rev.C
- Finished Levels Scheme Sheet 1 of 2 ref. Y22039-D101-REV1
- Finished Levels Scheme Sheet 2 of 2 ref. Y22039-D101-REV1

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:

- Habitat Creation, Biodiversity Mitigation and Enhancement Scheme – Unit 4 rev.A
- Landscape and Ecological Management Plan ref. 334-UW-P-LEMP rev.A
- Landscape Masterplan ref. 12006-4-VL_L01 rev.A
- Landscape Masterplan ref. 334-UW-P-004 rev.G
- Landscape Mitigation Plan ref. 334-UW-P-030 rev.B
- Landscape Site Plan ref. 441-UW-P-031 rev.C
- Planting Plan ref. 441-UW-P-032 rev.B
- Biodiversity Impact Assessment Unit 4 – rev.A
- Biodiversity Offsetting Scheme Unit 4 – rev.-
- Offsite Habitat Creation & Management Plan G36 Unit 4 – rev.-
- Biodiversity Metric 2.0 (spreadsheet file)

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 Within the red line boundary of this application there are no existing or proposed footpaths/cycleways to be retained, improved or provided. As such no corresponding details are submitted.

6.17 Any future continuation of the spine road (beyond the extent approved to date) and its associated footpath/cycleway and interaction with the boundary bridleway will be subject of a future reserved matters application and approval.

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:

- Drainage Strategy ref. Y22039.v1
- Inc. Drainage Management and Maintenance Plan ref. Y22039.v1
- Drainage Layout Plan sheet 1 of 2 ref. Y22039-D200-REV1
- Drainage Layout Plan sheet 2 of 2 ref. Y22039-D201-REV1
- Surface Water Drainage Calculations ref. Y22039-V01

6.19 A Management and Maintenance Plan is included as Appendix E of the Drainage Strategy document. This 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 4 Site**
Cycle Parking (based on B2 ratio of 1 per 300sqm)	8no. Sheffield stands provided 16 spaces (see note below)
Cycle Shelters	2no. cycle shelter provided
EV Charging Infrastructure	22no. EV points provided (13.5% of spaces)
Showers and Drying Facilities	3no. showers with drying facilities

Table 9 - Air Quality Mitigation Measures Provision

6.21 The building is intended to be occupied for either an industrial (Class B2/E(g)(iii)) or storage/distribution (Class B8) use. The submitted plans propose to provide 16 cycle parking spaces. As this is beneath the indicated provision of 1 space per 300sqm (B2 ratio), equating to c.43 spaces, additional space within the site is identified (shown by dashed red outlines on the Proposed Site Plan) for the provision of further cycle stands and shelters should these be required by the occupier business, and principally if the building is occupied for a Class B2 use.

6.22 The electric vehicle (EV) charging points shall meet or exceed the minimum specification of “mode 3”, 7 kW, 32 amp.

6.23 The measures are shown on the following drawings:

- Proposed Site Plan ref. 12006-4-(P)111 rev.C
- Proposed Short Stay Cycle Shelter drawing ref. 12006-4-(P)132 rev.A
- Ground Floor Plan ref. 12006-4-(P)120 rev.B

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. This is summarised in the following document submitted to discharge this condition:

- BREEAM Pre-Assessment Report Unit 4 Rev 01 (18/11/22)

6.26 This should be read alongside the Energy Strategy document and the Design and Access Statement which include 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 As shown on the submitted drawings, it is proposed to incorporate a green roof within the development, to be located above the office element of the building (in part). See the Roof Plan drawing ref. 12006-4-(P)124 and the Design and Access Statement.

6.30 The green roof is proposed on a partial-coverage basis as it is not suitable for the main warehouse element of the building where the roof is to provide rooflights and photovoltaic panels.

6.31 This is the first partial green roof installation proposed on a building of this nature by Harworth Group. It does not indicate an ability or commitment to provide green roofs on all such buildings, but does provide the basis for further assessment of the benefits and limitations of such installations.

Condition 52 – Outside Storage

6.32 As it is not intended that any areas of the development plots for which reserved matters approval is hereby sought will be used for outside storage no details of any such storage are provided or shown on the submitted plans.

7.0 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 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 landscape bank between the spine road and east boundary and 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 ref. 334-UW-P-004 rev.G
- Landscape Mitigation Plan ref. 334-UW-P-030 rev.B
- Landscape Site Plan ref. 334-UW-P-031 rev.C
- Planting Plan ref. 334-UW-P-032 rev.B

7.6 The ecological habitat creation and wider management details are set out in the following documents:

- Habitat Creation, Biodiversity Mitigation and Enhancement Scheme – Unit 4 rev.A
- Landscape & Ecological Management Plan ref. 334-UW-P-LEMP rev. A

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

7.8 A substation is proposed as shown on the following drawings:

- Proposed Detailed Site Plan ref. 12006-4-(P)112 rev.C
- Proposed Substation ref. 12006-4-(P)130 rev.A

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. 12006-4-VL_L01 rev.A-
- Detailed Landscape Plan (sheet 1 of 2) ref. 12006-4-VL_L02 rev.-
- Detailed Landscape Plan (sheet 2 of 2) ref. 12006-4-VL_L03 rev.A
- Surface Finishes Site Plan ref. 12006-4-(P)118 rev.-

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 4 development:

- Landscape Maintenance and Management Plan (on plot) ref. 12006-4-VL_R01
- Detailed Landscape Plan (sheet 1 of 2) ref. 12006-4-VL_L02 rev.-
- Detailed Landscape Plan (sheet 2 of 2) ref. 12006-4-VL_L03 rev.A

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:

- Transport Statement ref. 21095/22086/MOS/TS
- Surface Finishes Site Plan ref. 12006-4-(P)118 rev.-
- Finished Levels Scheme (Sheet 1 of 2) ref. Y22039-D100-REV4
- 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

7.14 This should be read alongside the Design & Access Statement which includes further information about access and circulation within the site.

8.0 SUMMARY AND CONCLUSIONS

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 4 within the Gateway 36 Phase 2 site pursuant to hybrid planning permission ref. 2019/1573.

8.2 The development scheme for which approval is sought conforms to all relevant conditions of the hybrid planning permission as set out in Section 5 of this Statement.

8.3 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 submitted.

8.4 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 is entirely consistent with that submitted within this reserved matters application.

8.5 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 very high quality development that is in harmony with its surroundings.

8.6 Harworth Group intends to commence development of this first phase of built development and wider landscape creation without delay. The timely approval of the details and discharge of conditions by the local planning authority is therefore requested.