



JohnsonMowat
Planning & Development Consultants

Harworth Group

Gateway 36 Phase 2 Site, Hoyland North, Barnsley

First Reserved Matters
and related Planning Conditions

Planning Statement

Ref. JM_PS_01



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Date: 16 July 2021

Johnson Mowat
Planning & Development Consultants
Coronet House
Queen Street
Leeds
LS1 2TW

t: 0113 887 0120
e: hello@johnsonmowat.co.uk
w. www.johnsonmowat.co.uk





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1.0 INTRODUCTION

- 1.1 This Planning Statement provides an explanation of the development proposed as the first phase in the delivery of Harworth Group's Gateway 36 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 the first phase of development, and that submitted to discharge planning conditions related to, or triggered by, the first reserved matters submission.

Submitted Plans and Documents

- 1.3 Planning documents:

- Application form (online only)
- Planning Statement ref. JM_PS_001
- Covering letter dated 16 July 2021

- 1.4 Site-wide plans for built development (Phase 2A.1):

- Location Plan ref. 12006-2 (P)100C
- Block Plan ref. 12006-2 (P)101C
- Masterplan ref. 12006-2 (P)110G
- Proposed site plan ref. 12006-2 (P)111G

- 1.5 Proposed building drawings:

- Detailed site plan-Plot 1 ref. 12006-2 (P)112F
- Detailed site plan-Plot 2 ref. 12006-2 (P)113D
- Detailed site plan-Plot 3 ref. 12006-2 (P)114D
- Section 1 ref. 12006-2 (P)115A
- Section 2 ref. 12006-2 (P)116B
- Section 3 ref. 12006-2 (P)117B
- Section 5 ref. 12006-2 (P)118C
- Unit 1 Floor Plans ref. 12006-2 (P)120B
- Unit 1 Elevations ref. 12006-2 (P)121F
- Unit 1 Roof Plan ref. 12006-2 (P)122C

- Unit 1 3D ref. 12006-2 (P)123B
- Unit 2 Floor Plans ref. 12006-2 (P)125C
- Unit 2 Elevations ref. 12006-2 (P)126C
- Unit 2 Roof Plan ref. 12006-2 (P)127A
- Unit 2 3D ref. 12006-2 (P)128A
- Unit 2 Design Section ref. 12006-2 (P)129A
- Unit 3 Floor Plans ref. 12006-2 (P)130B
- Unit 3 Elevations ref. 12006-2 (P)131D
- Unit 3 Roof Plan ref. 12006-2 (P)132A
- Unit 3 3D ref. 12006-2 (P)133B
- Unit 3 Design Section ref. 12006-2 (P)134A

1.6 Typical detail drawings:

- Typical Bin Store Detail ref. 12006-2 (P)135
- Typical Cycle Shelter Detail ref. 12006-2 (P)136A
- Typical Fencing Detail ref. 12006-2 (P)138
- Typical Sub Station ref. 12006-2 (P)139
- Typical Gas Kiosk ref. 12006-2 (P)140

1.7 Design detail, BREEAM, photomontage/aerial view CGIs and LVIA documents:

- Design and Access Statement ref. 12006-2-DA01D
- BREEAM Pre-Assessment Planning Note ref. 18680-ELDS rev.02
- 3D Aerial View (Phase 2 site) ref. 12006 Barnsley CGI_01D
- 3D Aerial View (wide area) ref. 12006 Barnsley CGI_01D.1
- Perspective Views Document ref. 334-UW-P-Rev.D
- LVIA Addendum (including photomontages) ref. 334-UW-P-Rev.D

1.8 On-plot landscape drawings, specification and management plan:

- Landscape Plan [Plots 1-3] ref. 12006-2-VL_L01C
- Landscape Plan [Plots 1] ref. 12006-2-VL_L02C
- Landscape Plan [Plots 2] ref. 12006-2-VL_L03C
- Landscape Plan [Plots 3] ref. 12006-2-VL_L04C
- Landscape Specification ref. 12006-2-VL_L05
- Landscape Maintenance & Management Plan ref. 12006-2-VL-R01A

1.9 Site-wide landscape plans (first reserved matters landscape area):

- Landscape Typology Sections ref. 334-UW-P-003 Rev.A
- Landscape Masterplan ref. 334-UW-P-004 Rev.A
- Site Wide Planting Plan ref. 334-UW-P-007 Rev.C
- Landscape Features Plan ref. 334-UW-P-008 Rev.B

1.10 Typical details for landscape features and planting:

- Reinforced Soil Bank ref. 334-UW-P-006
- Timber Foot Bridge ref. 334-UW-P-009
- Soil Depths ref. 334-UW-P-010
- Self-binding Aggregate Surfaces ref. 334-UW-P-011
- Typical Tree Pit Detail ref. 334-UW-P-012
- Typical Whip Planting Detail ref. 334-UW-P-013
- Rabbit Proof Fencing Detail ref. 334-UW-P-014
- Bench Detail ref. 334-UW-P-015
- Picnic Bench Detail ref. 334-UW-P-016 Rev.A
- Footpath Signage Details ref. 334-UW-P-017

1.11 Detailed planting plans (first reserved matters landscape area):

- Planting Plan Sheet 1 ref. 334-UW-P-018 Rev.A
- Planting Plan Sheet 2 ref. 334-UW-P-019 Rev.A
- Planting Plan Sheet 3 ref. 334-UW-P-020 Rev.A
- Planting Plan Sheet 4 ref. 334-UW-P-021 Rev.A
- Planting Plan Sheet 5 ref. 334-UW-P-022 Rev.A

1.12 Habitat creation details and landscape/ecological management plans:

- Habitat Creation, Biodiversity Mitigation and Enhancement Scheme ref. 6424 rev.A
- Landscape and Ecological Management Plan ref. 334-UW-P-Rev.A

1.13 Drainage details:

- Drainage Strategy Report ref. AMF/DS/Y20112.v2
 - Inc. Management and Maintenance Plan ref. VW/DMMP/AMF/DS/Y20112.v2
- Proposed Drainage Layout s1of3 ref. Y20112-D200 rev.2
- Proposed Drainage Layout s2of3 ref. Y20112-D201 rev.2



- Proposed Drainage Layout s3of3 ref. Y20112-D202 rev.2

1.14 Ground level details:

- Proposed Levels Plan ref. Y20112-D100-REV4
- Earthworks Levels ref. Y20112-D101-2020-2021-REV2
- Site Sections Sheet 1 of 2 ref. Y20112-D601-REV2
- Site Sections Sheet 2 of 2 ref. Y20112-D602-REV2
- Site Sections Location Plan ref. Y20112-D603-REV2

1.15 Ground condition documents:

- Summary Note: Phase 2 Planning Condition 24 ref. 325389L01 Rev.01
- Ground Treatment Strategy ref. 322638-R03 rev.02

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 is progressing on site at the time of this submission (July 2021).

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 as shown on the approved Proposed Masterplan drawing ref. 12006-1-110_L. Gateway 36 Phase 1 has been developed under a separate planning permission.
- 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 may 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 To maintain consistency with the Phase reference numbers already in place (i.e. Phase 2A and Phase 2B), each phase of development within these parcels may be referenced by an additional number i.e. Phase 2A.1, 2A.2 etc.
- 2.9 The Phase 3 site is expected to come forward as a single phase of development independent of the Phase 2 site, and approved by separate reserved matters submission.
- 2.10 Besides the actual development parcels (i.e. for the construction of buildings), a substantial area of land within the overall site is to accommodate road and drainage infrastructure and 'structural' landscape planting. This infrastructure (including green infrastructure) shall also be delivered on a phased basis, with corresponding applications made for approval of relevant details.

First Reserved Matters Submission

- 2.11 This application seeks approval of the reserved matters (namely the layout, scale, appearance and landscaping) for development comprising the Phase 2A.1 built development and access road as well as the main surface water drainage infrastructure to serve the Phase 2 site and the landscape planting around the southwest and northwest boundaries of the Phase 2 site, as shown on Block Plan ref. Block Plan (ref. [12006-2 \(P\)101C](#)) as annotated in Figure 1 below.

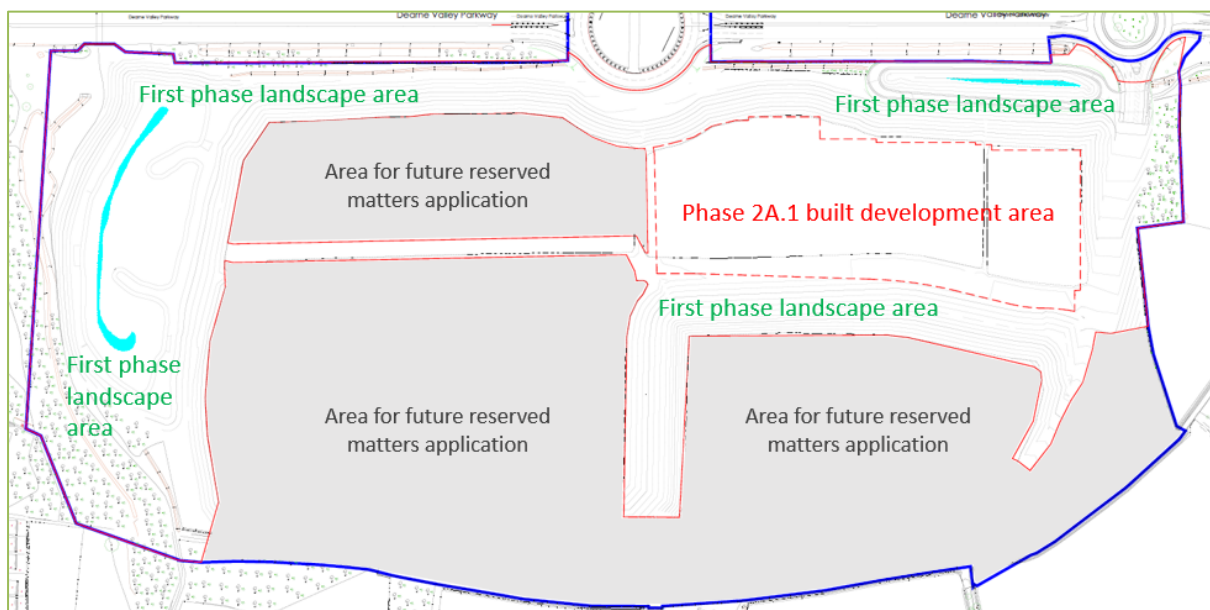


Figure 1 - Extent of first reserved matters submission

- 2.12 This reserved matters submission does not seek approval of any details in relation to the remaining development parcels within the Phase 2 site or the landscape planting between

these or two the southeast and northeast boundaries of the site. Separate reserved matters submissions will be made in due course for approval of details for the development of these parcels and landscape areas. This approach is required to maintain flexibility for the detail of development yet to be proposed to respond to market requirements and final completion of earthworks.

Parameters Plan

- 2.13 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.
- 2.14 Within that part of the site currently proposed for development (Phase 2A.1), the Parameters Plan shows development areas referred to as Area 2A and Area 2B as well as a specified access point. Within the development areas, maximum floor levels and building heights are specified and particular locations of 'proposed active frontage zones' are shown.
- 2.15 The development proposed by this first reserved matters submission conforms to the Parameters Plan in relation to the extent of the development area, the position of the access point and overall height of the buildings.
- 2.16 The overall maximum allowed height/level of a building is calculated by adding the maximum allowed height to the maximum allowed finished floor level (FFL) as shown in the table below. This is indicated on the submitted elevation drawings as 'Parameter Height'.

Area	Max FFL (mAOD)	Max Building Height (m)	Parameter Height (mAOD)
Area 2A	148.5	12.0	160.5
Area 2B	147.0	12.0	159.0

Table 1 - Building level and height parameters

- 2.17 Each of the buildings proposed in this reserved matters application conforms to this 'Parameter Height' i.e. the level of the ridge of each building is below the parameter height as shown in the table below.

Unit	Ridge Level (mAOD)	Parameter Height (mAOD)	Difference (m)
1	158.530	160.5	-1.970
2	160.295	160.5	-0.205
3	158.995	159.0	-0.005

Table 2 - Overall building height relative to parameter height

- 2.18 Whilst it is noted that at Unit 3 the finished floor level is higher than that stated on the Parameters Plan (by 0.7m) and at Unit 2 the building height is greater than that shown on the Parameter Plan (by 0.595m), these variances do not result in either building exceeding the overall parameter height.
- 2.19 Whilst the proposed size and position of the buildings will result in the location/extent of the 'active frontage zones' differing slightly from that shown on the Parameters Plan, the active frontages remain included within the design of the buildings and are in broadly the same positions whereby they serve the intended purpose.

Planning Conditions

- 2.20 Besides seeking approval for the first reserved matters, corresponding submissions are made to satisfy the requirements of related planning conditions (of permission ref. 2019/1573)
- 2.21 This submission also serves to demonstrate conformity to certain planning conditions where a submission for approval is not required.
- 2.22 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

- 2.23 Section 4 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.	4.2
14	Timing	Submission of reserved matters for Phase 2A within 5 years of date of permission i.e. by 10 August 2025.	4.3 – 4.4
17	Layout	Buildings to be no closer to southern boundary of site than shown on masterplan 12006-1-110 REV L.	4.5 – 4.13
18	Layout	Layout to substantially accord with masterplan 12006-1-110 REV L.	4.5 – 4.13
19	Height	Building height not to exceed 10m to eaves.	4.14 – 4.26
20	Height	Allows building height to exceed 10m at eaves if supported by LVIA.	4.14 – 4.26
21	Floorspace & use	Overall floorspace not to exceed 102,193 sqm, of which a maximum of 75% in B8 uses.	4.26 – 4.28

Table 3 - Conditions requiring design conformity

Conditions to be Satisfied by Reserved Matters Submission

2.24 Section 5 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
24	Ground conditions	Submit intrusive site investigation report regarding coal mining legacy features	5.2 – 5.6
25	Appearance	Submit details of materials/colours and photomontage/ images for LVIA	5.7 – 5.11
26	Boundary treatment	Submit details of plot boundary treatments and fencing	5.12 – 5.13
27	Levels	Submit details of existing and proposed ground levels, finished floor levels, road levels etc.	5.14 – 5.19
28	Biodiversity	Submit details of biodiversity mitigation and enhancement measures, including long term management.	5.20 – 5.21

29	Footpaths and cycleways	Submit details of retained and proposed footpaths/ cycleways within plots, including timetable for implementation.	5.22 – 5.25
30	Drainage	Submit drainage details including timetable for implementation; management/maintenance plan and arrangements for adoption.	5.26 – 5.28
31	Air quality	Submit scheme of air quality mitigation measures to be installed on each plot.	5.29 – 5.32
32	BREEAM	Submit preliminary assessment of BREEAM rating.	5.32 – 5.38
52	Outside storage	Specify locations and maximum heights for outside storage.	5.39

Table 4 - Conditions to be satisfied by reserved matters submission

Conditions to be Discharged by Separate Application

2.25 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.

2.26 As the detail submitted to discharge these conditions relates directly to the scheme submitted for reserved matters approval, Section 6 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.	6.3 – 6.8
23	Minewater heat	Submit minewater heat feasibility study	6.9
35	On-plot landscaping	Submit full details of hard and soft landscaping works.	6.10 – 6.13
36	On-plot landscaping	Submit landscape management plan for each plot.	6.14
44	On plot surfaces	Submit details of surfacing and drainage for access and parking areas.	6.15

Table 5 - Conditions to be discharged by separate application

Conditions for Subsequent Discharge

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

No.	Topic	Requirement	Timing
33/51	Construction	Submit Construction Method Statement and Air Quality Management Plan.	Pre-commencement (construction)
34	Substations	Submit details of substation.	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)
38	Broadband	Submit details of broadband provision, including timescales for implementation.	Pre-commencement (construction)
39	Off-site tree planting	Submit detailed scheme for off-site tree planting (as specified) including programme of planting and maintenance.	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
45	TransPennine Trail	Submit scheme to detail signs and links to the TransPennine Trail.	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

2.28 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).

2.29 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.



- 2.30 The biodiversity off-setting obligations require submission/approval of details prior to the commencement of construction, and as such no submission is made at this stage.
- 2.31 The necessary submissions shall be made prior to the commencement or occupation of development (as applicable) as approved by the first reserved matters.

Pre-Application Discussions

- 2.32 The structure and content of this first phase reserved matters submission was discussed between the applicant, agent and Barnsley Council officers (Elaine Ward and Andrew Burton) on 19 April 2021.



3.0 PROPOSED DEVELOPMENT

- 3.1 The proposed development for the first reserved matters approval comprises of three buildings for industrial and/or storage and distribution use with associated yards, car parks, substation, landscaping and access spur road; together with formation of sustainable drainage infrastructure, landscape planting and features within the Gateway 36 Phase 2 site.
- 3.2 The built development is described further in the Design and Access Statement and associated drawings (as listed at paragraph 1.5), and in Section 4 of this Statement in relation to Conditions 17, 18, 19, 20 and 21. The building will be for either industrial or storage/distribution use.
- 3.3 The proposed development is accessed from the Dearne Valley Parkway Shortwood Roundabout via the approved spine road (currently under construction) and a spur road hereby proposed. This application seeks approval for the extent of the spur road to serve the three proposed buildings only. Approval for the remainder of the spur road to serve further development plots will be sought via subsequent reserved matters applications.
- 3.4 The proposed development shall be drained by separate foul and surface water systems, full details of which are provided in the Drainage Strategy Report and associated Proposed Drainage Layout plans (as listed at paragraph 1.13). Surface water from the built development shall be conveyed to attenuation basin located in the landscaped area to the west of the Gateway 36 Phase 2 site by a combination of pipe and swale. The swale arrangement is temporary in the location of the adjacent development plot (2A.2) to allow for future development and integration. The permanent arrangement for this section of the surface water drainage system will be submitted for approval by future reserved matters application.
- 3.5 The location, form and extent of the attenuation basin is consistent with the landform granted full planning permission under the hybrid application and currently under construction. The area surrounding the basin will be landscaped and planted for amenity and ecological value.
- 3.6 Within the red line of this reserved matters application, the areas beyond the development plots and spur road are to be landscaped and planted in accordance with the details submitted with the hybrid planning application. This includes the creation of paths and



amenity features as well as planting of a nature to optimise screening, tree cover and biodiversity benefits.

4.0 CONDITIONS REQUIRING DESIGN CONFORMITY

- 4.1 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*

Reason: In order to allow the Local Planning Authority to assess the details of the reserved matters

- 4.2 The submitted drawings and the Design and Access Statement include full details of the proposed layout, scale, appearance and landscaping of the Phase 2A.1 built development and the first landscaping phase in conformity to Condition 13.

Condition 14 – Timing

Application for approval of the reserved matters shall be made for Gateway 36 Phase 2A (Units 1-6 south of Dearne Valley Parkway) as shown on indicative masterplan 12006-1-110 REV L within the expiration of 5 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.

Reason: In order to comply with the provision of Section 92 of the Town and Country Planning Act 1990 and in accordance with Hoyland North Masterplan.

- 4.3 This submission is made within the timeframe allowed by Condition 14 for the submission of reserved matters within the Phase 2A area of the site, which is within 5 years of the date of the outline permission i.e. by 10 August 2025.

- 4.4 Reserved matters submission for the remainder of Phase 2A and further phases across the site will be made within the allowed timeframes.

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

Reason: In order to provide sufficient space for landscape screening to reduce impacts on visual amenity and to satisfy Local Plan Policy GD1 and D1.

(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.

Reason: To ensure the development conforms with the approved outline planning permission and to protect residential amenity and in accordance with Local Plan Policy D1 and GD1.

- 4.5 As the Phase 2A.1 development area is located to the northern part of the Phase 2 site with other development parcels located to the south, it is inherent that the proposed buildings at Phase 2A.1 are located no closer to the southern boundary of the site than is shown on indicative masterplan (12006-1-110 REV L) in conformity to Condition 17.
- 4.6 Condition 18 requires the layout proposed in reserved matters submissions to ‘*substantially accord*’ with the approved masterplan (12006-1-110 REV L).
- 4.7 With regard to that part of the site forming Phase 2A.1 as hereby submitted, the layout differs from that shown on the indicative masterplan, but overall remains in substantial accordance with this. The key difference is that the currently proposed layout comprises of three buildings rather than four as shown on the masterplan.
- 4.8 The scale and configuration of Unit 1 remains broadly as shown on the masterplan, albeit its orientation is reversed with the building now proposed to the northeast and the yard/parking to the southwest. This allows the entrance to the yard/car park from the spur road to be moved southwest, thereby increasing the distance between this and the junction with the spine road. The position of the building also serves to screen the yard and car park from the spine road and land to the northwest.

- 4.9 The three buildings shown on the masterplan as Units 2, 3 and 4 are now replaced by two buildings identified as Units 2 and 3. The key differences are that the currently proposed buildings are of greater floorspace area (in response to market demand) and the shared access and yard is removed such that each unit is now served by an independent access and yard.
- 4.10 The configuration of Units 2 and 3 is adjusted to separate car parking areas from service yards and to optimise building depth and yard depth within the plot to meet institutional standards.
- 4.11 The table below sets out a comparison of the floorspace currently proposed with that shown on the indicative masterplan.

Unit	Masterplan (12006-1-110 Rev L)			Current Proposal (12006-2-(P)111G)		
	Ground floor	First floor (office)	Total GIA	Ground floor	First floor (office)	Total GIA
1	2,415.5 sqm	241.5 sqm (10%)	2,657.0 sqm	1,858.1 sqm	278.7 sqm (15%)	2,136.8 sqm
2	2,415.5 sqm	241.5 sqm (10%)	2,657.0 sqm	4,180.6 sqm	418.1 sqm (10%)	4,598.7 sqm
3	2,787.1 sqm	278.7 sqm (10%)	3,065.8 sqm	3,251.6 sqm	325.1 sqm (10%)	3,576.8 sqm
4	4,273.5 sqm	427.4 sqm (10%)	4,700.9 sqm	-	-	-
Total	11,891.6 sqm	1,189.2 sqm	13,080.7 sqm	9,290.4 sqm	1,021.9 sqm	10,312.3 sqm

Table 7 - Floorspace comparison with masterplan

- 4.12 In total, the development now proposed at Phase 2A.1 will deliver approximately 2,768 sqm (21%) less floorspace than shown on the masterplan.
- 4.13 The overall nature of the buildings and plots proposed as well as the extent of the area to be developed remains in accordance with the masterplan.

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.

Reason: In the interests of visual amenity in the locality and wider landscape.

(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.

Reason: To determine the potential impacts of taller buildings on landscape and visual amenity within the locality and wider landscape in accordance with Local Plan Policy D1 and GD1.

- 4.14 With the exception of one plot within the Phase 3 site, Condition 19 imposes a building height limit of '10m to eaves'.
- 4.15 For reference, eaves are the part of a roof that meets or overhangs the walls of a building.
- 4.16 As is normal in industrial building design, the proposed buildings do not have traditional eaves i.e. where a sloping roof meets and overhangs the wall of the building. Instead, the sloping roof meets the wall of the building behind a parapet as shown on the design section drawings.
- 4.17 As set out in paragraph 2.16, the overall height of each building is within that allowed by the Parameters Plan i.e. the ridge is not higher than 160.5 mAOD (Area 2A) or 159 mAOD (Area 2B).
- 4.18 The key dimension for industrial building design is the height to haunch i.e. the internal height clear of any roof structure, which is broadly proportionate to the footprint area of the building. To maximise the suitability of the proposed buildings to occupier businesses, the internal height to haunch has been designed at 7.5m (Unit 1), 9.5m (Unit 2) and 8.5m (Unit 3).

- 4.19 As the position of the eaves (i.e. where the roof meets the wall behind the parapet) is c.1.5m higher than the haunch, the calculated eaves heights are as follows

Unit	Calculated Eaves Height (above FFL)
1	8.21 m
2	11.05 m
3	10.00 m

Table 8 - Eaves heights

- 4.20 This demonstrates that the eaves height of Unit 1 and Unit 3 conforms to the limit set by Condition 19.
- 4.21 The calculated eaves height of Unit 2 is c.1m higher than the 10m allowed by Condition 19, which triggers consideration under Condition 20. 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*’.
- 4.22 The LVIA Addendum (including photomontages) ref. 334-UW-P-Rev.D submitted with this reserved matters application assess the landscape and visual effects of the buildings now proposed (including height, form and position) and demonstrate that there would be no harm to the wider landscape or other sensitive receptors.
- 4.23 This concludes that changes to the Phase 2A development are not predicted to bear any changes to the visual resource that vary to those identified and approved at the outline planning stages. Views are from a distance and are orientated towards Phase 2A in such a way that detailed changes will not be discernible. The massing, scale and general positions of the proposed buildings will be viewed to the same extent as those approved.
- 4.24 Similarly, when comparing photomontages from the approved outline scheme with newly produced montages of the Reserved Matters scheme, no addition visual effects were identified.
- 4.25 Accordingly, the height of the buildings 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.

Reason: To ensure the development conforms with the approved outline planning Permission and stays with the maximum assessed level of development.

- 4.26 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.
- 4.27 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.
- 4.28 The development hereby proposed constitutes the first phase of the overall development and is therefore comfortably within the floorspace limits of Condition 21, as demonstrated in the tables below.

Overall floorspace already approved	0 sqm
Floorspace hereby proposed	10,312.3 sqm
Total floorspace approved and proposed	10,312.3 sqm
Total floorspace allowed	102,193 sqm
Total floorspace approved and proposed as % of total floorspace allowed	10%
Floorspace allowance remaining beyond that approved and proposed	91,880.7 sqm

Table 9 – Proposed development relative to overall floorspace allowance

Overall floorspace already approved for B8 use	0 sqm
Floorspace hereby proposed for B8 use	10,312.3 sqm
Total floorspace approved and proposed for B8 use	10,312.3 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	13%
Floorspace allowance for B8 use remaining beyond that approved and proposed for B8 use	66,332.5 sqm

Table 10 – Proposed development relative to class B8 floorspace allowance

5.0 CONDITIONS TO BE SATISFIED BY RESERVED MATTERS SUBMISSION

- 5.1 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 24 – Ground Conditions

The first reserved matters submission shall be accompanied by a report of intrusive site investigations undertaken to locate mine entries identified in Phase 2 Geo-environmental and Geotechnical Site Investigation, dated May 2020 by RSK. The report shall establish the exact situation in respect of coal mining legacy features on the site and will be accompanied by a plan which identifies:

- a) the location of the mine entries established as being present on the site*
- b) any no build zones deemed necessary*
- c) identify the highwall/fault present on site in order to demonstrate that built development avoids this area.*

Where the findings of the intrusive site investigations identify that coal mining legacy on the site poses a risk to surface stability, no construction works shall commence until a detailed remediation scheme to protect the development from the effects of such land instability has been submitted to and approved in writing by the Local Planning Authority

Following implementation and completion of the approved remediation scheme, a verification report shall be submitted to and approved in writing by the Local Planning Authority to confirm completion of the remediation scheme in accordance with approved details prior to the first occupation of the development in that area. Responsibility for securing a safe and development rests with the developer and/or landowner

Reason- To satisfactorily deal with unstable land, in accordance with Local Plan Policy CL1 Land stability NPPF sections 178 a,b,c. 179 and 170 e & f.

- 5.2 The following reports by RSK are submitted in relation to the Phase 2 site:

- Summary Note: Phase 2 Planning Condition 24 ref. 325389L01 Rev.01
- Ground Treatment Strategy ref. 322638-R03 rev.02



- 5.3 This information confirms that there are no mineshafts located within the Phase 2 site area. It also demonstrates that the proposed layout avoids the construction of buildings on the area of the highwall (mining legacy feature) that runs across the Phase 2 site.
- 5.4 The submission meets the requirements for the detailed remediation scheme and sets out the provisions for submission of a verification report upon completion of the works.
- 5.5 As such, partial discharge of this condition is sought at present, relating to the specified site area and reserving submission of a verification report until this is able to be provided.
- 5.6 When submitted the verification report shall also allow Condition 47 to be discharged.

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



Reason: to enable the built form to be considered in their wider setting, and to ensure their visual impact on important views and existing residential properties is able to be adequately assessed and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 5.7 This reserved matters application includes the information required by Condition 25 within the following documents:
- Design and Access Statement ref. 12006-2-DA01D
 - LVIA Addendum (including photomontages) ref. 334-UW-P-Rev.D
 - 3D Aerial View (Phase 2 site) ref. 12006 Barnsley CGI_01D
 - 3D Aerial View (wide area) ref. 12006 Barnsley CGI_01D.1
 - Perspective Views Document ref. 334-UW-P-Rev.D
- 5.8 As the Design and Access Statement and submitted elevation drawings demonstrate, the proposed development has been designed specifically to use the colour palette set out in the Hoyland North Masterplan Framework.
- 5.9 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.
- 5.10 The 3D images and photomontages demonstrate 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.
- 5.11 The LVIA Addendum ref. 334-UW-P-Rev.D forms an addendum to the LVIA submitted with the outline (hybrid) planning application.

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



Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property in accordance with Local Plan Policy D1.

5.12 The following drawings are submitted that provide full details of the boundary treatment and fencing for each development plot:

- Proposed site plan ref. 12006-2 (P)111G
- Detailed site plan-Plot 1 ref. 12006-2 (P)112F
- Detailed site plan-Plot 2 ref. 12006-2 (P)113D
- Detailed site plan-Plot 3 ref. 12006-2 (P)114D
- Typical Fencing Detail ref. 12006-2 (P)138
- Landscape Plan [Plots 1-3] ref. 12006-2-VL_L01C
- Landscape Plan [Plots 1] ref. 12006-2-VL_L02C
- Landscape Plan [Plots 2] ref. 12006-2-VL_L03C
- Landscape Plan [Plots 3] ref. 12006-2-VL_L04C

5.13 The boundary treatments comprise 2.4m high paladin fencing and formal hedge planting.

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.

Reason: To enable the impact arising from need for any changes in level to be assessed in accordance with Local Plan Policy D1 design.

5.14 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. For the Phase 2 site, these are as shown on the approved 'Phase 2 Proposed Earthworks' drawing ref. 4652-2-JPG-SW-00-DR-C-1200-S4 Rev P11.

5.15 Harworth Group's contractor is on-site at present undertaking these earthworks. Engineering matters considered since the grant of planning permission have required the earthworks undertaken to create a slightly different landform than that shown on the approved drawings.

- 5.16 Essentially, the main development plateaus as approved were sloping very slightly (gradients ranging from 1:43 to 1:132) and did not include any stepped change of levels. The earthworks undertaken have formed flat development plateaus with the overall level difference taken up by small steps and adjustment to the adjoining slope profile.
- 5.17 Overall, the extent and position of the development plateaus is unchanged, as is the general level of the plateau. A separate application for approval of the revised earthworks levels by amendment of the hybrid planning permission is to be submitted.
- 5.18 The ground levels as created by the earthworks now constitute the 'existing ground levels'.
- 5.19 The proposed finished floor levels of all structures, external surfaces and road levels are shown on the following drawings:
- Proposed Levels Plan ref. Y20112-D100-REV4
 - Earthworks Levels ref. Y20112-D101-2020-2021-REV2
 - Site Sections Sheet 1 of 2 ref. Y20112-D601-REV2
 - Site Sections Sheet 2 of 2 ref. Y20112-D602-REV2
 - Site Sections Location Plan ref. Y20112-D603-REV2
 - Section 1 ref. 12006-2 (P)115A
 - Section 2 ref. 12006-2 (P)116B
 - Section 3 ref. 12006-2 (P)117B
 - Section 5 ref. 12006-2 (P)118C

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.

Reason: To conserve and enhance biodiversity in order to achieve 10% net gain from FPCR baseline in accordance with Local Plan Policy BIO1.

- 5.20 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 ref. 6424 rev.A

- Landscape and Ecological Management Plan ref. 334-UW-P-Rev.A
- Site Wide Planting Plan ref. 334-UW-P-007 Rev.C
- Landscape Features Plan ref. 334-UW-P-008 Rev.B
- Planting Plan Sheet 1 ref. 334-UW-P-018 Rev.A
- Planting Plan Sheet 2 ref. 334-UW-P-019 Rev.A
- Planting Plan Sheet 3 ref. 334-UW-P-020 Rev.A
- Planting Plan Sheet 4 ref. 334-UW-P-021 Rev.A
- Planting Plan Sheet 5 ref. 334-UW-P-022 Rev.A

5.21 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. This report and scheme will be submitted in due course to demonstrate how a biodiversity net gain of at least 10% is achieved.

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.

Reason: In the interests of residential amenity and to ensure that pedestrian access is facilitated in accordance with Local Plan Policy T4.

5.22 The following plans and documents are submitted as part of this reserved matters application, which provide details of the improvement and retention of existing or provision of alternative footpaths and cycleways:

- Proposed site plan ref. 12006-2 (P)111G
- Landscape Features Plan ref. 334-UW-P-008 Rev.B
- Self-binding Aggregate Surfaces ref. 334-UW-P-011

5.23 The built development (Phase 2A.1) includes a 2m wide footpath and a 3m wide footpath/cycleway on either side of the spur road. The 3m wide footpath/cycleway forms a connection between the 3m wide footpath/cycleway on the approved spine road and the on-plot pedestrian and cycle circulation areas and cycle parking.

- 5.24 The wider landscaped area of this reserved matters submission includes both public rights of way and other footpaths. The Landscape Features Plan indicates the retention and provision of:
- i. Existing Public Right of Way, which are to be widened to 3m and uneven surfaces made good;
 - ii. Existing footpaths (not PROW), which are to be widened to 3m and uneven surfaces made good;
 - iii. New multi-user routes of 3m width and constructed of self-binding gravel surface; and
 - iv. New footpaths of 3m width and constructed of self-binding gravel surface.
- 5.25 Each of the footpaths and cycleways referred to above shall be delivered as part of the main works packages to construct the built development and create the landscaped area.

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 Reason: To ensure proper, sustainable drainage of the area in accordance with Local Plan Policy CC3 and CC4 and to reduce the risk of contaminating surface water run-off and to reduce the risk of localised flooding and



downstream flooding accordance with Local Plan policy Poll1 Pollution Control and Prevention.

- 5.26 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 Report ref. AMF/DS/Y20112.v2
 - Proposed Drainage Layout s1of3 ref. Y20112-D200 rev.2
 - Proposed Drainage Layout s2of3 ref. Y20112-D201 rev.2
 - Proposed Drainage Layout s3of3 ref. Y20112-D202 rev.2
- 5.27 A Management and Maintenance Plan is included as Appendix E of the Drainage Strategy Report.
- 5.28 For the avoidance of doubt, 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).

Reason: In the interests of minimising the impact of the proposal on air quality in accordance with Local Plan Policy Poll1.

- 5.29 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 for each plot.

	Unit 1A-1D	Unit 2	Unit 3
Cycle Parking Based on B2 Ratio of 1 per 300sqm	6no. Sheffield stands provided 10 spaces = 1 space per 358 sqm	5no. Sheffield stands provided 10 spaces = 1 space per 460 sqm	5no. Sheffield stands provided 12 spaces = 1 space per 178 sqm
Cycle Shelters	1no. cycle shelter provided	1no. cycle shelter provided	1no. cycle shelter provided
EV Charging Infrastructure	8no. EV points provided (1 per unit)	8no. EV points provided	4no. EV points provided
Showers and Drying Facilities	4no. showers provided (1 per unit)	1no. shower provided	1no. shower provided

Table 11 - Air Quality Mitigation Measures Provision

5.30 The measures are shown on the following drawings:

- Proposed site plan ref. 12006-2 (P)111G
- Detailed site plan-Plot 1 ref. 12006-2 (P)112F
- Detailed site plan-Plot 2 ref. 12006-2 (P)113D
- Detailed site plan-Plot 3 ref. 12006-2 (P)114D

5.31 Overall, for this phase of the development the total number of cycle parking spaces provided is 32 which equates to 1 space per 322 sqm of floorspace. This reflects the expectation that the two larger units (Unit 2 and Unit 3) will be occupied for Class B8 storage/distribution use.

5.32 The total number of electric vehicle charging points provided is 20 which equates to 1 point per 516 sqm of floorspace, and is equivalent to 16% of the parking spaces provided. Again, this reflects the expectation that the two larger units (Unit 2 and Unit 3) will be occupied for Class B8 storage/distribution use.

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.

Reason: To enable delivery of efficient and sustainable design and construction in accordance with Local Plan Policy CC2.

5.33 A BREEAM preliminary assessment of the three industrial buildings (Units 1-3) forming phase 2A.1 of the development has been undertaken and confirms that the standard of Very Good is able to be achieved. This is summarised in the following document submitted to discharge this condition:

- BREEAM Pre-Assessment Planning Note ref. 18680-ELDS rev.02

5.34 This demonstrates how sufficient credits across the BREEAM categories are expected to achieve a score of 63.46% which is in excess of the 55% threshold for a Very Good rating.

5.35 This should be read alongside Section 6 (p22) of the Design and Access Statement (ref. 12006-2-DA01D) which provides further details of the design measures within the buildings that contribute to achieving a sustainable development.

5.36 Upon completion of the buildings, a BREEAM certificate(s) shall be provided to the Local Planning Authority demonstrate that the agreed standard has been achieved.

Green Roofs

5.37 As shown on the submitted drawings, it is not proposed to incorporate a green roofs or partial green roofs within the development. As required by Condition 32, this has been considered but concluded not to constitute the most appropriate strategy for the sustainable design and construction of these buildings. The key reasons that inform this conclusion are:



1. Harworth Group is committed to providing and facilitating further provision of roof mounted solar photovoltaic cells as part of the base-build and in response to occupier requirements respectively.
2. The building design includes rooflight (translucent panels) to allow natural light into the buildings, which enhances sustainability by reducing the need for artificial lighting.
3. The inclusion of any substantial area of green roof would not be compatible with the above sustainable design features.
4. The inclusion of any substantial area of green roof would also require significant reinforcement of the building structure beyond that necessary for a standard roof (as proposed). Such upgrade adds cost to the development which may compromise development viability or reduce its attractiveness to occupier businesses.

5.38 Besides the above, careful consideration has been given to the visual appearance of the roofs of the buildings, including the use of green-coloured materials to assist in the softening the appearance of the buildings in the landscape.

Condition 52 – Outside Storage

5.39 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.

6.0 CONDITIONS TO BE DISCHARGED BY SEPARATE APPLICATION

- 6.1 The outline planning permission requires the following conditions to be discharged by the submission of material to the local planning authority for approval. Separate discharge of condition applications are therefore submitted for specific approval of the submitted details.
- 6.2 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.

Reason: To safeguard the visual appearance and character of the area.



- 6.3 Within this first reserved matters application, the common areas of landscaping extend to all parts of the site within the red line boundary excluding the 'built development area' (Phase 2A.1). See Condition 35 (below) for details of 'on-plot' landscaping.
- 6.4 This submission provides a scheme for the specification and provision of the landscaping of this area as the first phase of landscaping to be undertaken as part of the overall development. Details of the remaining landscaping areas are expected to be submitted in two further phases as part of the submission of reserved matters application for the related development phases (i.e. Phase 2B and Phase 3). As indicated above, it is not possible to define the detail of the landscaping of these wider areas until the detail of the development (including ground levels) is worked up in further detail. The proposal for these wider areas remains as per the approved Landscape Mitigation Plan (ref. 334-ES-01 Rev A).
- 6.5 The common areas landscaping scheme (first phase) and specification is shown on the following drawings:
- Landscape Typology Sections ref. 334-UW-P-003 Rev.A
 - Landscape Masterplan ref. 334-UW-P-004 Rev.A
 - Reinforced Soil Bank ref. 334-UW-P-006
 - Site Wide Planting Plan ref. 334-UW-P-007 Rev.C
 - Landscape Features Plan ref. 334-UW-P-008 Rev.B
 - Timber Foot Bridge ref. 334-UW-P-009
 - Soil Depths ref. 334-UW-P-010
 - Self-binding Aggregate Surfaces ref. 334-UW-P-011
 - Typical Tree Pit Detail ref. 334-UW-P-012
 - Typical Whip Planting Detail ref. 334-UW-P-013
 - Rabbit Proof Fencing Detail ref. 334-UW-P-014
 - Bench Detail ref. 334-UW-P-015
 - Picnic Bench Detail ref. 334-UW-P-016 Rev.A
 - Footpath Signage Details ref. 334-UW-P-017
 - Planting Plan Sheet 1 ref. 334-UW-P-018 Rev.A
 - Planting Plan Sheet 2 ref. 334-UW-P-019 Rev.A
 - Planting Plan Sheet 3 ref. 334-UW-P-020 Rev.A
 - Planting Plan Sheet 4 ref. 334-UW-P-021 Rev.A
 - Planting Plan Sheet 5 ref. 334-UW-P-022 Rev.A



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

- Habitat Creation, Biodiversity Mitigation and Enhancement Scheme ref. 6424 rev.A
- Landscape and Ecological Management Plan ref. 334-UW-P-Rev.A

6.7 Details of public rights of way, multi-user routes and other paths are shown specifically on the following drawing:

- Landscape Features Plan ref. 334-UW-P-008 Rev.B

6.8 There is no fencing to public rights of way within this area/phase of landscape works.

Condition 23 – Minewater Heat

Prior to the submission of reserved matters a feasibility study shall be undertaken and a report submitted to the LPA for approval in writing. The study and report shall assess the feasibility of using heat from minewater in the development, and shall set out information in a manner which could be used to inform future funding proposals for the use of heat from minewater

Reason: To promote and support the delivery of renewable and low carbon energy in accordance with Local Plan Policy CC1 Climate Change.

6.9 A Minewater Heat Feasibility Study as required by Condition 23 has been undertaken by Nordic Heat. The report of this study is pending completion and shall be submitted to the LPA as soon as possible.

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.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity.

- 6.10 The following drawings are submitted that provide full details of the soft landscaping works proposed on each plot, including details of the species, positions and planted heights of proposed trees and shrubs:
- Landscape Plan [Plots 1-3] ref. 12006-2-VL_L01C
 - Landscape Plan [Plots 1] ref. 12006-2-VL_L02C
 - Landscape Plan [Plots 2] ref. 12006-2-VL_L03C
 - Landscape Plan [Plots 3] ref. 12006-2-VL_L04C
 - Landscape Specification ref. 12006-2-VL_L05
- 6.11 The above drawings should be read alongside Section 5 (p20) of the Design and Access Statement (ref. 12006-2-DA01D) which provides further description of the on-plot landscape planting scheme.
- 6.12 For the avoidance of doubt, within the plots there are no existing trees and hedgerows to be retained.
- 6.13 Details of the hard landscaping, features and boundary treatments are shown on the following drawings:
- Proposed site plan ref. 12006-2 (P)111G
 - Detailed site plan-Plot 1 ref. 12006-2 (P)112F
 - Detailed site plan-Plot 2 ref. 12006-2 (P)113D
 - Detailed site plan-Plot 3 ref. 12006-2 (P)114D

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.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity and Geodiversity.

- 6.14 The following landscape management plan document is submitted for approval in relation to the plots forming the Phase 2A.1 built development:

- Landscape Maintenance & Management Plan ref. 12006-2-VL-R01A

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.

Reason: In interests of satisfactory development and highway safety in accordance with Local Plan Policy T4 new development and Transport Safety.

- 6.15 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:

- Detailed site plan-Plot 1 ref. 12006-2 (P)112F
- Detailed site plan-Plot 2 ref. 12006-2 (P)113D
- Detailed site plan-Plot 3 ref. 12006-2 (P)114D
- Proposed Levels Plan ref. Y20112-D100-REV4
- Proposed Drainage Layout s1of3 ref. Y20112-D200 rev.2
- Proposed Drainage Layout s2of3 ref. Y20112-D201 rev.2
- Proposed Drainage Layout s3of3 ref. Y20112-D202 rev.2



7.0 SUMMARY AND CONCLUSIONS

- 7.1 The information within the plans and documents hereby submitted has been specifically and comprehensively prepared to allow approval of the reserved matters for the first phase of built development (Phase 2A.1) and the first phase of landscape planting within the Gateway 36 Phase 2 development site pursuant to hybrid planning permission ref. 2019/1573.
- 7.2 The development scheme for which approval is sought conforms to all relevant conditions of the hybrid planning permission as set out in Section 4 of this Statement.
- 7.3 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 5 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.
- 7.4 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 6 of this Statement. The plans and details submitted to discharge these conditions is entirely consistent with that submitted within this reserved matters application.
- 7.5 Overall, the details hereby submitted demonstrate that this first 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.
- 7.6 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.