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Your Ref PP-04385335
Our Ref 150X8100

5 August 2015

Dear Sirs

Town and Country Planning Act 1990 (as amended)

Submission of reserved matters application for development pursuant to planning permission ref. 2014/1055

Unit 5 of "Gateway 36 – Phase 1" site, north of Dearne Valley Parkway, Hoyland

Please find enclosed (Planning Portal upload) reserved matters submission for the second stage of the "Gateway 36 – Phase 1" (formerly "Rockingham 1") development proposed at land north of the Dearne Valley Parkway. This application is submitted on behalf of Harworth Estates (EOS INC Ltd) as owners of the application site.

This reserved matters submission is made pursuant to the hybrid planning permission for mixed use development at the same site (BMBC ref. 2014/1055). Planning permission was granted at the Council's Planning Board meeting on 20th January 2015 comprising full permission for the site's core infrastructure and outline permission for the employment-led mixed-use development across 8 potential plots.

Reserved matters planning permission was subsequently granted for the first stage of this development comprising Units 2, 3, 4a/b and core infrastructure, which are currently under construction and anticipated to be completed in January 2016. This subsequent submission proposes development of a single employment unit (use class B1c/B8) across both plots 5 and 6, as were originally indicated in the illustrative masterplan.

As discussed in our meeting of 26th June 2015, the development hereby proposed will exceed one of the parameters controlled by the hybrid planning permission. This variance has been fully assessed and is concluded to have no detrimental impact on the hybrid planning permission or interests in the surrounding area. To ensure consistency between planning permissions, an application for a minor material amendment to the hybrid permission is submitted separately for consideration by the LPA.

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This letter sets out the plans and documents comprising this submission, describes the development proposed, demonstrates its conformity to the outline scheme and considers relevant detailed planning matters.

Submission Plans and Documents

The following material is hereby submitted:

Title	**Reference**	**Revision**
Planning application form	-	-
Explanatory letter (this letter)	-	-
Location Plan	11462B-100	B
Existing site layout	11462B-101	C
Existing Site Section	11462B-102	B
Public Right of Way Diversion	11462B-105	A
Proposed Site Layout	11462B-110	E
Proposed Unit 5 Floor Plan	11462B-111	-
Proposed Unit 5 Elevations	11462B-112	D
Bin Store Detail	11462B-113	A
Proposed Cycle Storage	11462B-114	-
Proposed Site Sections	11462B-115	B
Landscape Plan	V11462B L01	C
Design and Access Statement	11462B	E
Lighting Scheme	D26521-PY-A	-
Computer Generated Images	CGI01 CGI02	A A
15% Carbon Reduction (Sustainability) Report	July 2015	-
Drainage and Flood Risk Statement	AMF.DFS.4652.5	v.1
Ecological Walkover Survey	July 2015	-
Landscape Maintenance and Management Plan	V11462-R01	C
Arboricultural Method Statement (March 2015) inc. Tree Protection Plan	6424-A-04	A

Hybrid Planning Permission ref. 2014/1055

This planning permission comprises the following elements of development:

- Full planning application for creation of access roadway and associated infrastructure.

- Outline planning application for a phased, mixed-use development comprising employment uses (B1bc/B8 with ancillary office B1a), hotel (C1) and/or car showroom/garage (sui generis/B2) and food & drink (A3, A4, A5) with associated infrastructure. Approval sought for access. All other matters reserved.

This reserved matters submission constitutes the second stage of the development pursuant to the outline permission. Approval is hereby sought for the details of appearance, landscaping, layout and scale.

Description of Development Proposed

This submission proposes development of one employment unit ("Unit 5") across both Plots 5 & 6 with associated service yard, parking and landscaping. Full details of this stage of the proposed development are set in the Design and Access Statement which forms part of this submission.

Employment Units

In accordance with the conditions of the hybrid (outline) planning permission, this submission proposes development of the following quantum and use:

Unit	**Use**	**Floorspace (GIA)**
Unit 5	Light industrial, research and development or storage and distribution (B1b/c or B8)	6,968 sqm
Total		**6,968 sqm**

Table 1 - Development Use and Floorspace

The unit provides flexible employment floorspace (i.e. suitable for a wide range of light industrial, research and development or storage and distribution businesses) comprising a single storey open plan area with ancillary/entrance/office space of 5% floorspace.

As this planning application is being submitted with the intention that the development is likely to be built speculatively, no occupier businesses have been identified yet for the unit proposed. As such flexibility needs to be retained for the use within the unit to ensure that the market scope for potential occupiers is not reduced.

Given the larger footplate of the proposed building from those originally anticipated at outline planning stage, the proposed building is increased slightly in height (ridge 16m) from that originally anticipated and stated on the approved parameters plan (14.5m). The separate minor material amendment application proposes to increase the height parameter on these plots to accommodate this building. The proposed height of 12m to haunch (16m to ridge) is required to meet current institutional standards and likely occupier requirements for a building of this quantum of floorspace.

Conditions of the hybrid (outline) planning permission to control the hours of use and delivery according to location within the site shall be adhered to.

Materials and Lighting

Full details of the high quality materials proposed to be used in this development are shown on the proposed elevations drawing. An external lighting scheme has also been prepared and is hereby submitted for approval. Subject to approval, it is considered that a conditions relating to these matters should not be necessary.

Infrastructure and Drainage

All access and drainage infrastructure required to serve the development of Unit 5 is already under construction pursuant to the hybrid planning permission and first stage reserved matters approval of Units 2, 3 & 4. Accordingly, no infrastructure works are proposed within this stage of development.

A brief statement prepared by JPG is submitted to demonstrate that the drainage requirements of this development are fully accommodated by the infrastructure already approved and under construction, with completion expected in January 2016.

Landscaping

A scheme of landscape planting within this plot has been prepared which is consistent with the landscape scheme already approved for the spine road and development of Units 2, 3 and 4.

A minor revision has been made to the overarching Landscape and Habitat Management Plan (which is currently pending the Council's approval) to include reference to the management and maintenance of plot 5/6 specifically. This revision makes no changes to the proposals and prescriptions for the adjacent landscape/habitat area.

Trees

The first stage reserved matters approval (ref. 2015/0091) included a condition requiring submission of an Arboricultural Method Statement and Tree Protection Plan (ref. 6424-A-04 rev.A). This included the fencing off of all trees from the development platform, including those surrounding plot 5/6. This fencing is already installed as part of the construction of Units 2, 3 & 4 and there are no trees within the development plot. Arboriculturists FPCR have confirmed that no further arboricultural assessment or protection works are required to allow development at plot 5/6 to progress.

Ecology

Whilst ecological matters were considered in full within the hybrid planning application, an updated ecological site walkover has been undertaken to ensure that no ecological matters have arisen during the period since original surveys and assessment. The report of this walkover survey concludes that there are no further aspects of ecological significance.

Planning Policy and Relevant Matters

Planning policy and relevant matters relating to the principle of this development proposal have been considered in relation to the hybrid application and are not repeated in this submission. Planning policy and matters relevant to the detailed scheme are considered below.

Traffic Generation

The maximum number of weekday AM and PM peak hour two way vehicle trips to/from the site was approved within the hybrid permission as 103 and 132 trips respectively. A formula has been agreed to

demonstrate that traffic generated by the development mix proposed conforms to these maximum levels. See “Optima Highways Rockingham Phase 1 Trip Generation Calculation Formula dated 14 January 2015”.

As the first stage (Units 2/3/4) of development is under construction, the trip generation calculation includes this floorspace on its worst case scenario use of R&D/light industrial (B1bc) as well as the proposed Unit 5 development on the basis of either B1bc use or warehouse/logistics (B8) use, as follows:

	Peak Hour Two Way Vehicle Trips		
	Unit 2/3/4 B1bc use **Unit 5 B8 use**	**Unit 2/3/4 B1bc use** **Unit 5 B1bc use**	**Max Allowance**
Weekday AM Peak	58 (6452 x 0.731 / 100) + (6968 x 0.154 / 100)	98 (6452 x 0.731 / 100) + (6968 x 0.731 / 100)	103
Weekday PM Peak	56 (6452 x 0.629 / 100) + (6968 x 0.228 / 100)	84 (6452 x 0.629 / 100) + (6968 x 0.629 / 100)	132

Table 2 - Traffic Generation

The above tables demonstrate that traffic generation from this first and second stages of the “Gateway 36 – Phase 1” development fall well within the maximum allowance, thereby leaving capacity for further phases of development. Furthermore, a building of the scale/dimensions of Unit 5 is considered most likely to be used for warehouse/ logistics (B8) use, thereby leaving substantial capacity for further development at the remaining plots.

As we recognise that the development should be tested on its worst case scenario and in the context of anticipated further development at the site across the remaining plots, a separate exercise has been undertaken to test the trip generation of the ‘full’ site development. As this has indicated that the traffic generation limits may be exceeded in certain development scenarios, an amendment to these limits will be proposed in a separate application, which will also consider any material impact of this on the highway network and mitigation which may be required.

Footpaths

Subject also to necessary public right of way diversion orders etc., it is proposed to re-route the right of way which crosses the development plot to a slightly different alignment through the site, making use of footways within the site’s infrastructure in order to enable this particular development to proceed.

Whilst the existing formal right of way is rarely (if ever) used, the proposed new alignment will serve to enhance pedestrian permeability and access between the various units and uses as well as the wider right of way network.

Whilst this amends the previously indicated strategy to divert the formal public right of way around the west and north perimeter of the site, that footpath will still be created and available for public use although will remain informal i.e. not be designated as a public right of way.

Energy Efficiency

The "15% Carbon Reduction Report" prepared by Award Energy Consultants and submitted with this reserved matters application demonstrates that the use of decentralised, renewable or low carbon energy sources within the development will reduce carbon dioxide emissions by at least 15%.

The proposed development will be assessed for its BREEAM standard with the intention that it achieves 'very good' or equivalent as per the hybrid condition. Upon completion of the development, an energy performance certificate will be submitted to the local planning authority to demonstrate the required standard has been achieved.

Summary and Benefits of the Development

This reserved matters application conforms in principle to the approved outline planning permission for the site. A small number of minor variances have arisen as a result of design development, which will be regularised via a separate application to make a minor material amendment to the outline planning permission.

This second stage will build on the success of the first (which is currently under construction), bringing forward new employment floorspace for the local area. This will help to address the grave lack of supply of new build industrial premises within the area and attract new, expanding or modernising businesses to this location and into Barnsley. This development will also act as a catalyst to the wider strategic employment development zone aspirations that the Council holds for this area (subject to allocations) and the further progression of Harworth Estates' "Gateway 36" development concept.

The construction of the scheme and its subsequent occupation by businesses will create substantial new employment opportunities for the local population and deliver associated socio-economic benefits for the wider area.

The development will achieve high standards of sustainability including BREEAM very good and a 15% carbon reduction through renewable and/or efficient energy use.

The design and specification of the buildings and plots is carefully configured to achieve planning standards and satisfy potential investor/occupier expectations as fully as possible.

Planning Application Fee

The reserved matters planning application fee of £24,339 will be paid direct to Barnsley MBC by Harworth Estates under the reference number PP-04385335.

Next Steps

We look forward to receiving confirmation of validation of this submission shortly and would be pleased to meet officers to discuss the details of the proposal shortly.

Should you have any queries or wish to discuss the above, then please do not hesitate to contact me on the number above.

Yours faithfully



Hamish Robertshaw
Associate Director - Planning

cc. Harworth Estates

Enc.