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Our ref.
Your ref.

By email only

7 November 2025

Dear Ms Duffield

**2025/0121 - GATEWAY 36 PLOT 7, LAND SOUTH OF DEARNE VALLEY PARKWAY HOYLAND
RESPONSE TO DESIGN, LANDSCAPE AND VISUAL IMPACT COMMENTS**

Thank you for your email of 30 October 2025 including the comments of your urban design officer and landscape consultant on the above reserved matters application for an employment building (amended proposal).

We are pleased to respond to those comments and hope that we can resolve any outstanding matters or concerns such that the application can be positively determined. I address the comments in turn on the following pages.

If you have further queries or if matters remain, then please contact me on the number above to discuss further. We then look forward to finalising any matters such as condition wording ahead of determination.

Yours sincerely

HRobertshaw

Hamish Robertshaw
Director

Enc.

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Condition 20 / 'speculative development'

Whilst the comments of the Urban Design Officer are noted, this suggests we are still not quite on the same lines of understanding about 'speculative development' and occupier/investor requirements for building floorspace and height. Hopefully the information below helps to clarify this.

Condition 20 allows consideration of greater height under two circumstances: i. where a prospective use cannot physically be undertaken in a building of the approved height, or ii. where speculative development is proposed, a landscape and visual assessment clearly demonstrates that there would be no harm to the wider landscape or other sensitive receptors.

There is nothing in condition 20 which requires consideration of demand or the letting/occupation status of other buildings. There is no basis to say *'given that there is no occupier for the tallest and largest employment unit... a need for the increased height of unit 7 has [not] been proven'* or *'...still unconvinced that the development satisfies the requirements of Condition 20 due to it being speculative development, particularly given that the tallest building remains unoccupied'*.

As outlined in our Planning Statement, 'speculative development' is that where a development is brought forward prior to an occupier being committed to the building. This is typical for developments of this type and was the case at Units 1-3 and the 'Barnsley 340' building (Firethorn) on the opposite side of the Parkway.

Occupier requirements for such premises are floorspace size specific (i.e. a business requiring 340,000 sqft will have no interest in a building of 150,000 sqft and vice versa). The occupation status of the 'Barnsley 340' building is therefore of no bearing on this proposal or the potential demand for this much smaller building. The vacancy of 'Barnsley 340' building simply reflects the market demand for a building of that floorspace size at the present time.

The height of the buildings is a separate factor to the floorspace. All large floorplate buildings require to be of the height we have set out and proposed (i.e. minimum 15m clear internal). As explained, large floorplate buildings of insufficient height to meet market/investor requirements will not be funded and not be developed.

The fact that the 'Barnsley 340' building meets the height requirements but is vacant does not indicate in any way that there isn't a requirement for other buildings to be of the height we set out.

In any case, this has no bearing on the operation of condition 20, which must be applied as stated i.e. by consideration of the landscape and visual effect. The condition does not involve consideration of other matters such as demand/need or other buildings.

Unit 7 design, landscape and visual impact

Thank you for providing the comments of your landscape consultant (XQLA) which are very helpful. We are pleased that there is no landscape objection and note the comments about mitigation planting and Unit 8 design (see below).

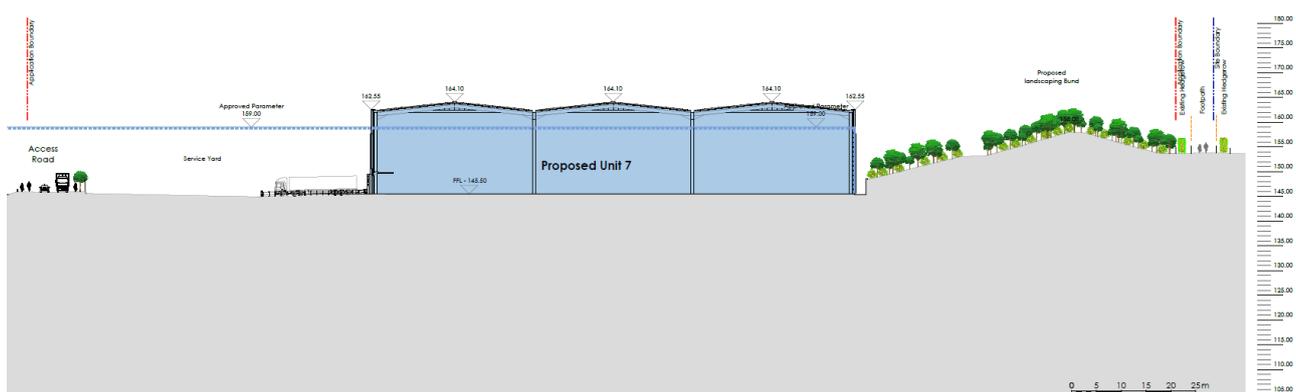
The key point is recognised that reduction in footprint area and the careful positioning of Unit 7 within the plot help to lessen the impact and perception of the increased height, particularly from nearby residential receptors, where the building remains within the scale and massing of surrounding approved commercial units.

Similarly, we are pleased that the Conservation Officer has no objection. We note the comment that there is *'some harm to the setting of the designated assets [Hoyland Lowe Stand and St Peters Church], but this is minor and clearly well below the threshold for a substantial objection'* and the proviso in respect of Unit 8 (see below).

As requested, we respond to the comments of the Urban Design Officer including those relating to any effect of the development on the adjacent land allocated for housing development.

We then respond to the request for assurance about the height of Units 5, 6 and 8, and further information on the anticipated proposals at the end of this note.

Our revised reserved matters submission included three site section drawings prepared by the architect. Section 2¹ shows the relationship of the proposed building with land to the southeast (i.e. the boundary of the housing allocation site). See extract image below, whereby the housing allocation site would be to the right hand side beyond the proposed landscape bund and footpath:



This demonstrates the height and ground level of the building relative to the adjacent landform and landscaped area, indicating the building to be substantially screened along this line.

¹ 12006-5-THP-XX-XX-DR-A-1041(P02)

Section 1² shows a line southwest of Unit 7 (through the anticipated Unit 8, see below) where the landscaped bund is of lesser height (tapering down along with adjacent ground levels). Please note that Unit 7 is shown behind the section line (i.e. in the background), not through it.

We note that these section lines do not capture the adjacent housing allocation site, but also that the details of the housing scheme are not known (i.e. ground levels, retained/proposed landscape buffers, arrangement and orientation of dwellings and open space).

Our landscape architect has therefore prepared extended and supplemented versions of these section lines which are appended to this note and explained below.

Section BB corresponds to Section 2 and shows the relationship between the proposed Unit 7 building and the adjacent housing allocation site in the location of the open space (cricket pitch) as shown on the Hoyland North Masterplan Framework drawing.

Section AA corresponds to Section 1 and shows the relationship between the prospective Unit 8 building and the adjacent housing allocation site in the location of the area identified for housing as shown on the Hoyland North Masterplan Framework drawing. This shows a distance of approximately 65m from the building to the position of a house on the adjacent site (allowing for back garden to site boundary).

However, it is crucial to note that there is no proposal for the housing development to confirm the ground levels and position of houses. The indication presented is therefore based on reasonable assumed ground levels and siting, intended to present a 'worst case' scenario.

In both cases, the same section line is presented with outline parameter data and the reserved matters proposal, both at Year 0 and Year 15. This allows comparison with the original approved extent and shows the effect of mature landscape planting.

Whilst there may be visibility of the employment development from the housing allocation site (which is not unusual), taken with the landscape bund and planting proposed within the employment site (and notwithstanding landscape planting that may reasonably be expected in the housing site), this is not considered to prejudice the setting of future housing or constitute a harmful impact.

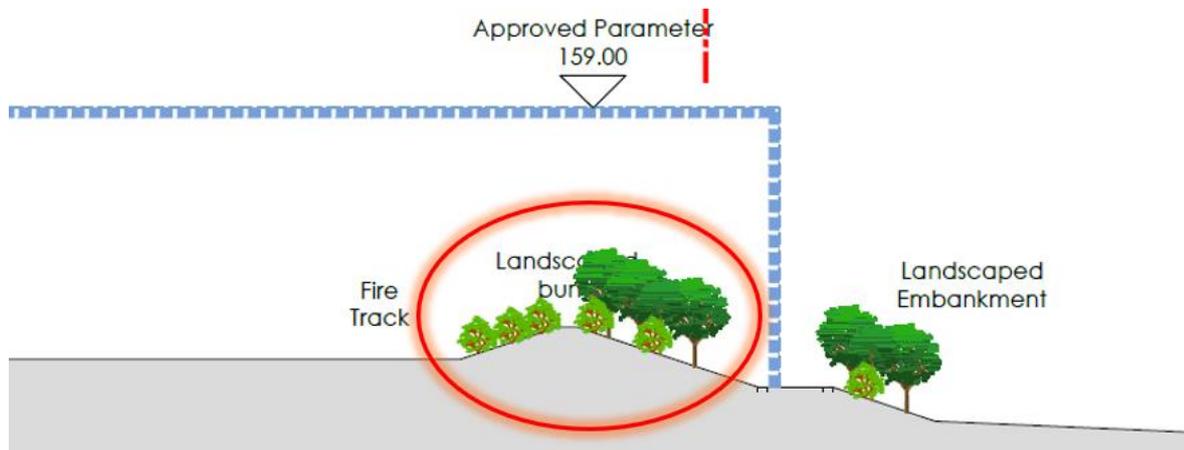
Unit 7 bunds and planting

The Urban Design Officer's comments refer to the description in the Design & Access Statement³ (DAS) of tree planting proposed towards the top of the slopes *below* the development plateau. Whilst woodland planting is proposed as described, this is not the sole location of the woodland planting. An additional wooded landscape bund is proposed on the development plateau at its southwest aspect.

² 12006-5-THP-XX-XX-DR-A-1040(P02)

³ 12006-5-THP-XX-XX-RP-A-DA01H

This bund is shown on the External Levels Overall Plan⁴ and the Section 6 drawing⁵ (see extract below), which demonstrates it to be approximately 15m wide and to elevate planting above the plateau level. The Landscape Planting Plan⁶ confirms it is to be planted as mixed native woodland.



The landscape consultant's comments on the establishment and growth rate of planting are noted. However, Harworth is fully committed to undertaking preparatory work and on-going management and maintenance of the planted areas across the Gateway 36 site. This will continue to be the case as the planting around the Unit 7/8 plateau is undertaken and matures.

Whilst the consultant suggests a planning condition to monitor establishment and maturity of the planting, this should not be necessary given the provisions of condition 22 of the outline planning permission and the Landscape and Ecological Management Plan (LEMP) that has been submitted. As condition 22 requires implementation of the landscaping scheme and replacement of failed trees or shrubs for a period of five years, no further planning condition is considered necessary.

Unit 7 noise

Comments of the Pollution Control Officer seek to '*understand the noise levels of the proposed plant*' and reflect that the application submission does not include a Noise Impact Assessment.

For this development, noise matters have been dealt with at the outline planning application stage which included submission and approval of a Noise Assessment.

Conditions 49 and 50 of the outline planning permission control noise levels from fixed building services plant and deliveries/servicing respectively. These conditions shall control any noise matters related to Unit 7 once occupied.

⁴ 9466-HJCE-00-XX-DR-C-4002-P01

⁵ 12006-5-THP-XX-XX-DR-A-1042(P02)

⁶ 334-UW-P-081 rev.C

Unit 7 signage

The Council's landscape consultant's comments include a recommendation that any signage on the building is restricted to below 12 metres above finished floor level.

This suggestion is noted but should be a matter for subsequent consideration via any application for advertisement consent.

Units 5, 6 and 8 height

The comments of the Urban Design Officer and the Council's landscape consultant in respect of the height of future development at Units 5, 6 and 8 are noted and are helpful.

The key point to note however is that the local planning authority has control over the height of any building proposed at the site via the outline planning permission and determination of any reserved matters application.

Notwithstanding that, we anticipate development at Units 5, 6 and 8 to include buildings of a footprint size that is compatible with a height in accordance with the outline planning permission limits.

For clarity, that is the maximum ridge height of the building being 12m above the maximum allowed finished floor level as indicated on the approved Parameters Plan. As Units 5, 6 and 8 are located in Area 2C, this is 12m above 147m AOD, giving a maximum ridge height of 159m AOD. The distinction is drawn to allow for any change to ground levels.

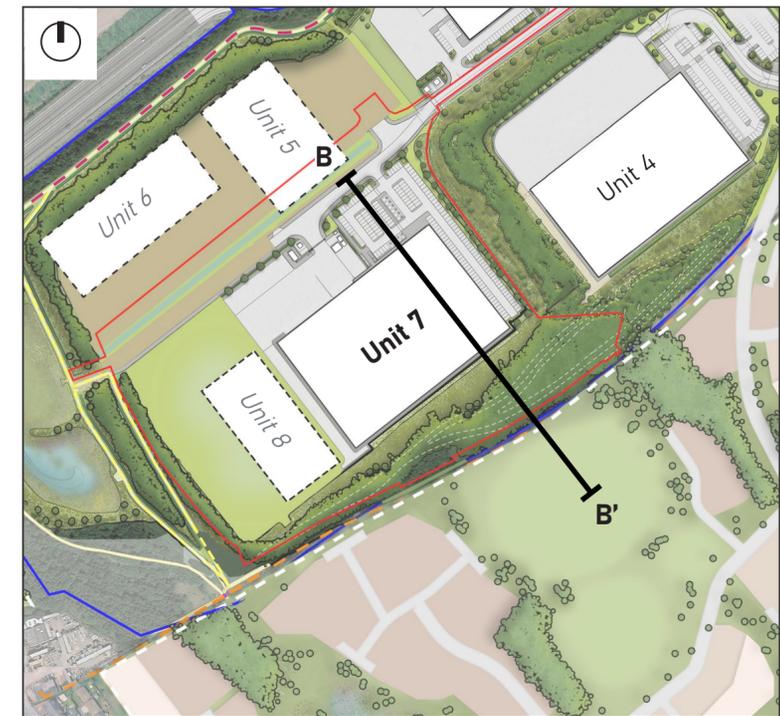
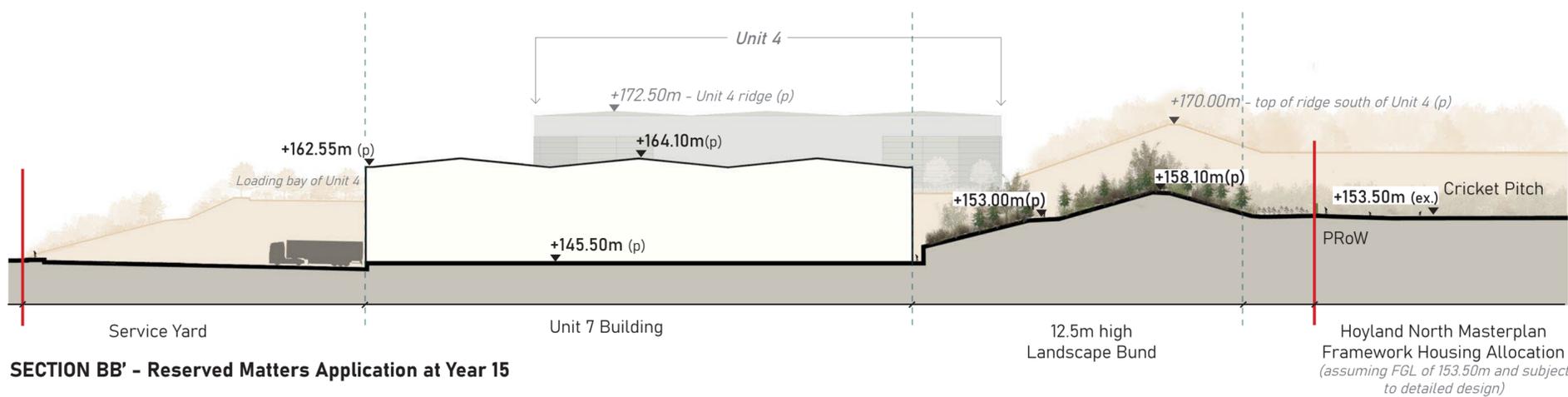
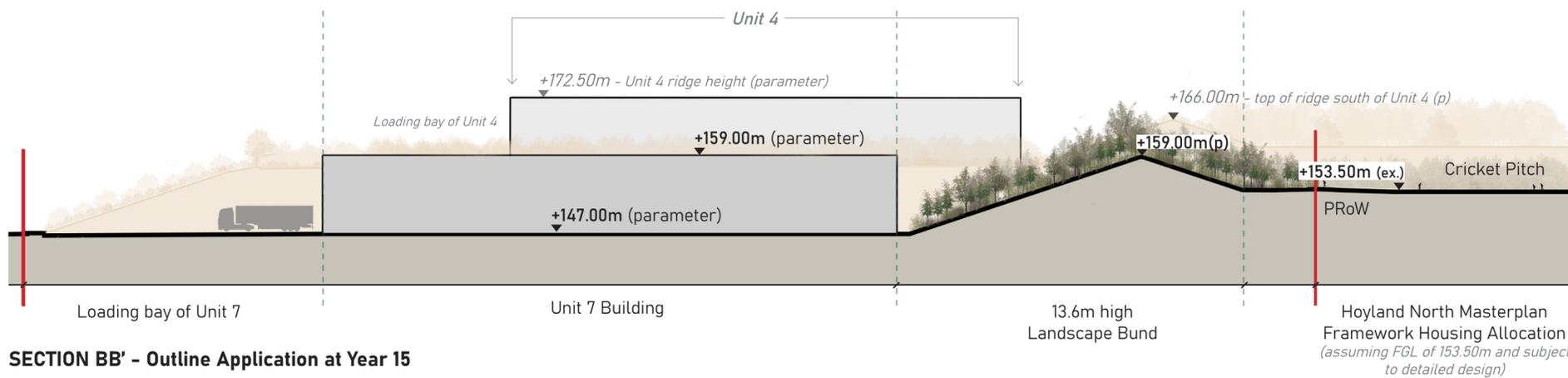
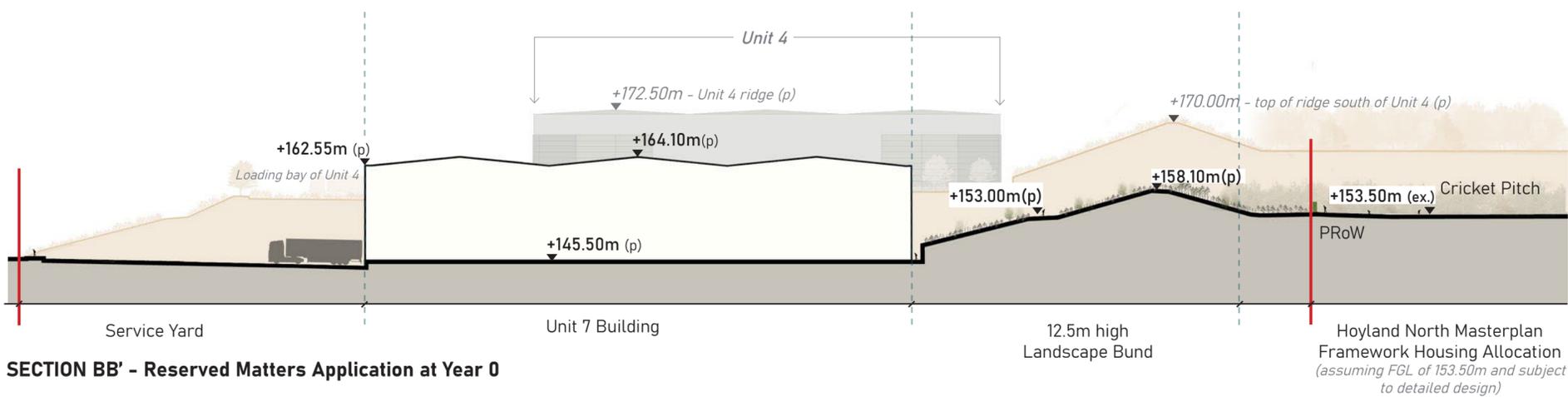
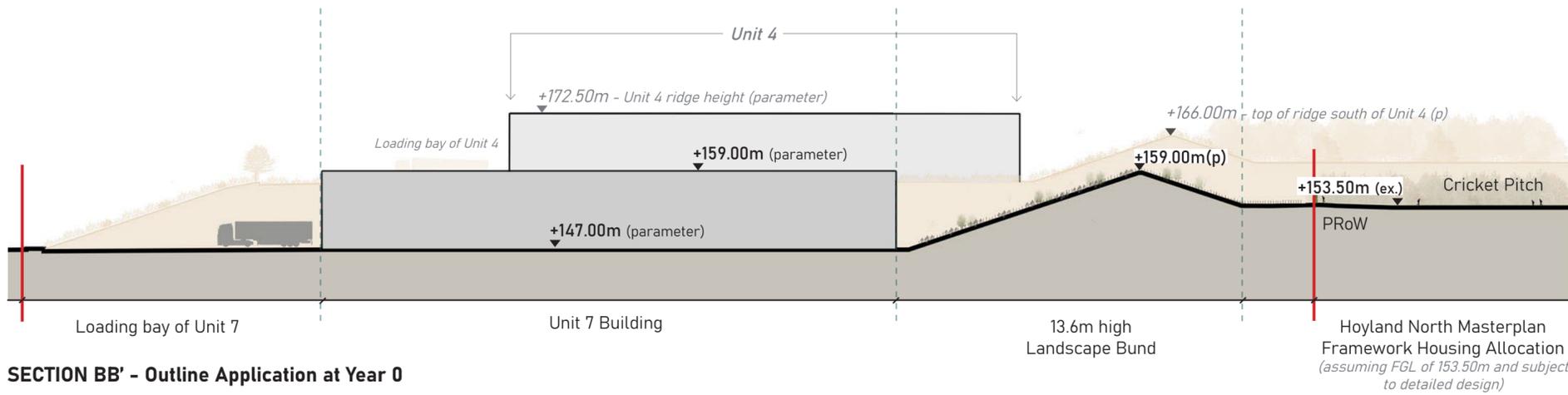
Further development proposals

There is currently no proposal for Unit 5.

A proposal is being prepared for Unit 6, with a reserved matters application expected to be submitted shortly. This proposal includes the remaining part of the spine road as required to serve this plot and Unit 8. The proposal is being developed in response to an occupier requirement. It includes a building of smaller footprint area than shown on the illustrative masterplan located to the centre of the plot with a height of c.12m (maximum ridge height not exceeding 159m AOD).

There is no consideration of any future extension to Unit 7 (assuming approved). This would be a matter for any future occupier. Should Harworth progress development of Unit 8, then this will likely preclude extension to the southwest aspect of Unit 7.

Whilst there is currently no proposal for Unit 8, architectural discussions that have taken place to date have been on the basis of a building located in the position of the southwest part of the Unit 7 building as shown on the illustrative masterplan, with a maximum ridge height not exceeding 159m AOD.



KEY PLAN

NOTE:
 0.00m (ex.) = as existing
 0.00m (p) = as proposed
 0.00m (parameter) = outline approved max. height

YEAR 0 (2028)

YEAR 15 (2043)

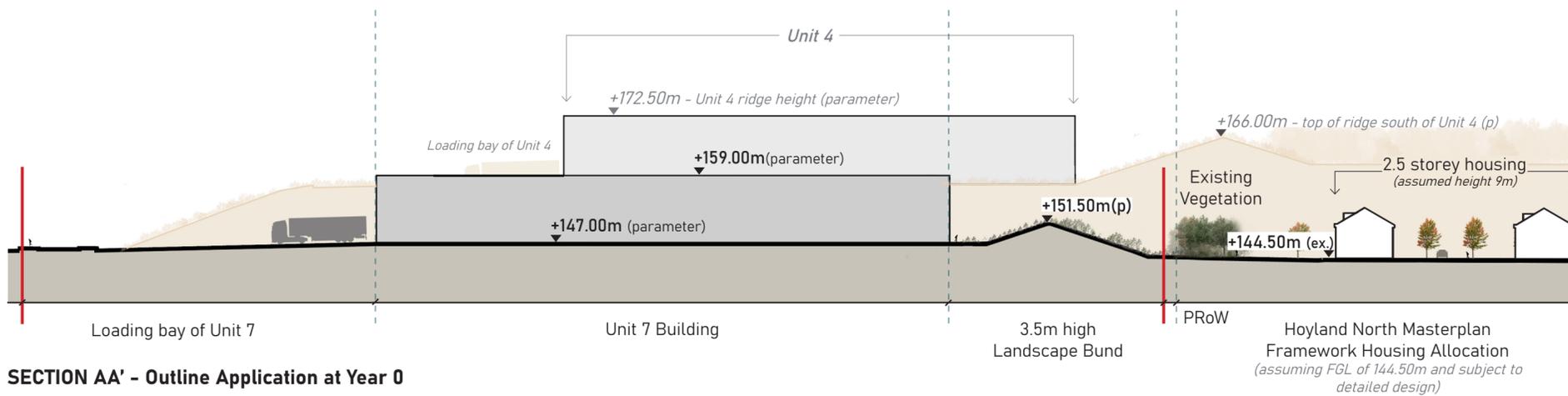
334 - Gateway 36
 Rockingham, Barnsley

Site Sectional Elevations - rev. A

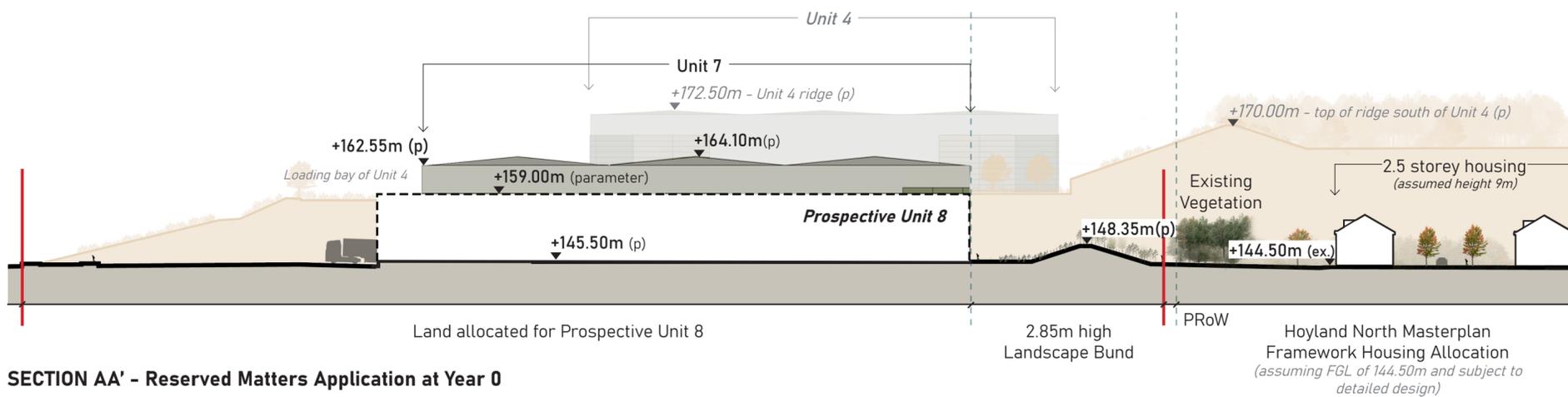
SECTION BB'
 through Unit 7 and Hoyland North
 Masterplan Framework Cricket
 Pitch

Date: 7 Nov 2025

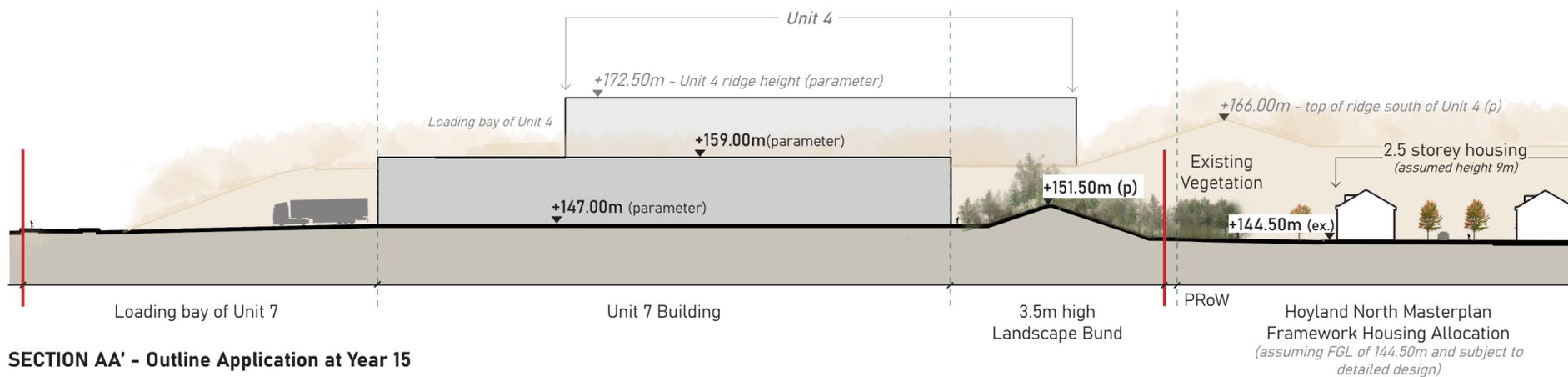




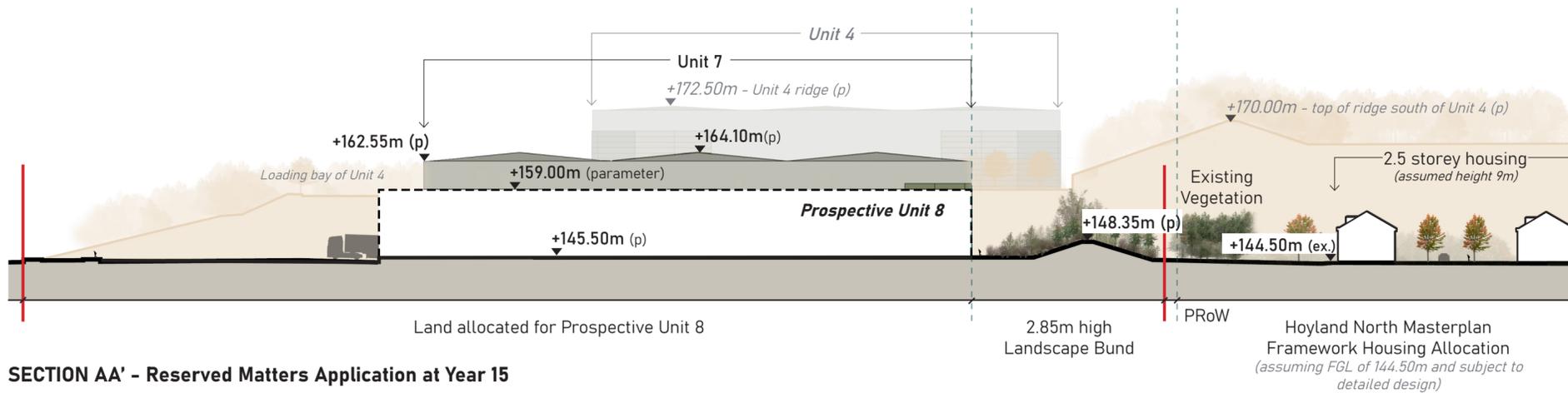
SECTION AA' - Outline Application at Year 0



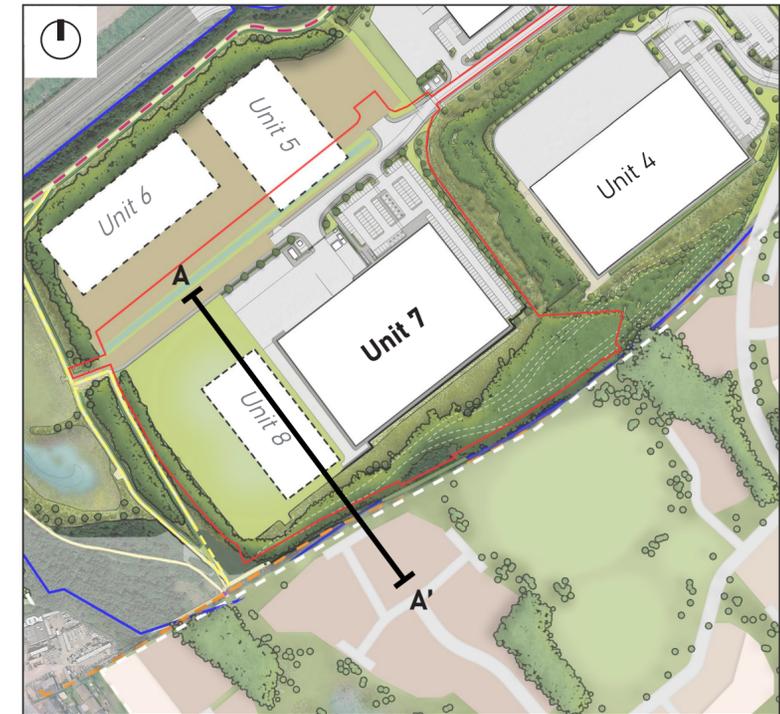
SECTION AA' - Reserved Matters Application at Year 0



SECTION AA' - Outline Application at Year 15



SECTION AA' - Reserved Matters Application at Year 15



KEY PLAN

YEAR 0 (2028)

YEAR 15 (2043)

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334 - Gateway 36
 Rockingham, Barnsley

Site Sectional Elevations - rev. A

SECTION AA'
 through Prospective Unit 8
 and Hoyland North Masterplan
 Framework Residential Allocation

Date: 7 Nov 2025

