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DESIGN & ACCESS STATEMENT

**OUTLINE PLANNING APPLICATION FOR
ERECTION OF A HOSPITAL FOR THE
PROVISION OF CHILD AND ADOLESCENT
MENTAL HEALTH SERVICES (CAMHS)
(RESUBMISSION OF PREVIOUSLY
APPROVED SCHEME)**

**SHORTWOOD BUSINESS PARK, BARNLEY,
SOUTH YORKSHIRE**

**BROOKFIELD CONSULTANTS LTD &
NEW DAWN HEALTHCARE GROUP LTD**

JUNE 2016

i) **BACKGROUND.**

This Design and Access Statement is submitted in support of the above mentioned application. The submission is made as part of the adopted requirements under the provisions of the Planning and Compulsory Purchase Act 2004 and advice in DCLG Circular 01/2006 which sets out the requirement for a planning application to be supported by a Design and Access Statement.

This proposal is submitted in outline for the development of a hospital for the provision of child and adolescent mental health services. It will be noted that the site has a lengthy planning history of approvals for such a use dating back to 2012. This proposal is a replication of the scheme granted in 2012. The following supporting documentation/plans are also submitted:-

1. Full Plans and Details (as previously approved);
2. Design & Access Statement (updated) - Townsend Planning Consultants;
3. Noise Report (as previously submitted);
4. Contamination Report – (as previously submitted);
5. Highways Report (updated) – PAH Consultants now called Paragon Highways;
6. Green Travel Plan (updated) – PAH Consultants now called Paragon Highways;
7. Drainage Report (as previously submitted); and
8. Background Report – New Dawn Health Group

a) **Site Assessment.**

The subject site, which extends to some 10 acres or thereabouts, is located at Shortwood Business Park, Barnsley. The site is situated just off the main A6195 highway adjacent to existing industrial uses on the business park and also abuts

open farmland. The site is generally sloping in nature and there are a small number of properties some distance from the site.

Full details of the site assessment are provided in the Core Document.

b) Involvement/Community Consultation

In respect of the lengthy planning history, previous negotiations took place with the council at all levels, including:-

1. Negotiations with Barnsley Development Agency at pre-application stage.
2. Negotiations with the Council's planning officers.
3. Discussions with Local Residents and Councillors.

As the proposal is a replication of the previous approved scheme, discussions have been limited to brief discussions with the Council's Planning Officer.

This site has a very lengthy planning history with planning permission originally granted for approval in 2007. Since that time there have been a number of variations to the scheme. Throughout that period of time detailed community contact was made at all levels including local residents, Councillors and Officers of the Council both planning and other services. Strong support was also received from Barnsley Development Agency.

The last approval for the scheme was in 2012 and formed a variation to the conditions application following a previous approval of a scheme in 2011 which involved minor changes to the detailed design.

Given the long planning history involved at this stage consultation has been limited to brief discussions with the Council's Planning Officers in respect of whether Officers would still support the proposal. Clearly over the lengthy planning history residents and Councillors are fully aware of the previous proposals and approvals for the site.

c) Evaluation.

The scheme has been previously approved and there have been no changes in planning policy or in respect of the site since that time.

d) Planning Policies.

A full analysis of the planning policies is set out in the Core Document including reference to updated government guidance in the NPPF.

ii) **THE SCHEME**

Whilst submitted in detail and is exactly the same scheme as approved previously.

iii) **DESIGN AND ACCESS JUSTIFICATION, USE, AMOUNT AND LAYOUT OF DEVELOPMENT**

The form and layout of the development is dictated by the function of the site and of the individual buildings within the overall facility. It is considered that the layout is appropriate and achieves the balance of built form with landscaped areas around.

iv) SCALE, APPEARANCE AND LANDSCAPING

A detailed landscaping scheme can be submitted at reserved matters stage. The submitted scheme shows the scale and appearance of the proposal. The scale is considered to be appropriate in terms of the context of the site and its setting. The landscaping will be incorporated and managed as part of the overall scheme in the long term.

v) ACCESS

A fully detailed highways statement is submitted with this application.

vi) OTHER ISSUES.

It is considered that the proposal will have a major impact on economic regeneration by the provision of jobs for the district as well as providing an important care facility for patients.