



For and on behalf of
Barnsley Community Solutions

PLANNING STATEMENT

Oak Haven Avenue, Great Houghton,
Barnsley, S72 0EJ

Prepared by
DLP Planning Ltd

June 2009



dynamic development solutions™

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1.0 Introduction

- 1.1 This planning statement has been produced by DLP Planning Ltd on behalf of Barnsley Community Solutions in support of their application for the construction of a LIFT medical care centre at Great Houghton.
- 1.2 The proposal replaces the existing Medical Centre on the site.
- 1.3 It will be demonstrated within this statement that the proposal is in compliance with all national, regional and local planning policy and that no demonstrable harm will result from the development.
- 1.4 The Planning Statement will cover the following:
- Background to the project
 - Site and its context
 - Development Proposal
 - Planning Policy Context
 - Overview of the application proposal
- 1.5 It will also be demonstrated that the proposed scheme will offer the following planning benefits:
- a. Redevelopment of the current health practice in a sustainable area
 - b. A compatible land use to adjoining residential and open space area
 - c. Adequate off street parking provision
 - d. Efficient use of previously developed land
 - e. No adverse impact upon trees
 - f. No impact upon immediate neighbours amenity
 - g. A high quality design which represents an overall improvement to the current quality of the site
 - h. Disabled persons car parking provision included
 - i. Access to mobility impaired persons to all proposed services
 - j. Secure and covered bicycle parking
- 1.6 The site lies within the settlement of Great Houghton and is approximately 6km to the east of Barnsley town centre.
- 1.7 The site is located within the Darfield Community Area and designated as a Housing Policy Area within the current Barnsley UDP. The surrounding character of the area is residential with housing located to the south and west of the site, a petrol filling station adjacent to the northern boundary and an area of open space to the east of the site.

2.0 Background to the Project

2.1 The development of the community health based centre facility is being facilitated by NHS LIFT (Local Improvement Finance Trust) which is a Government funded initiative to revitalise primary care premises in partnership with private sector parties.

2.2 The NHS LIFT approach provides a number of benefits including:

- Offers GP flexible base arrangements
- Delivers a significant number of premises in a short time
- Facilitates the integration of services, not only in terms of health, but also community and social services
- Establishes a long sustainable relationship focused in delivering primary care investment and services
- Investment in modern integrated primary care services

2.3 Barnsley Community Solutions is the public-private partnership set up specifically to develop and maintain community-based primary health and social care premises in the Barnsley area.

3.0 Site Context

- 3.1 The development will be located on approximately 0.2ha of council owned land which currently accommodates the existing Great Houghton Surgery at Oak Haven Avenue.
- 3.2 The site is located within a mainly residential area with terraced housing to the south and west of the site. There is a petrol filling station to the north of the site on the corner of Oak Haven Avenue and High Street. To the east is an area of open space.
- 3.3 The site is located within the Darfield Community Area within the Barnsley UDP and is shown on the Proposals Map as being located within a Housing Policy Area.
- 3.4 Great Houghton is approximately 6km to the east of the Barnsley town centre with good access to the surrounding settlements of Thurnscoe and Darfield and employment opportunities at Grimethorpe.



Photograph 1: Aerial View of the application site

- 3.5 Great Houghton lies approximately 1km east of Thurnscoe and is linked to Thurnscoe via the B6411. There are a mixture of council, private rented and owner occupied properties within the area.
- 3.6 Great Houghton has no defined service centre but there are a number of facilities along the B6411 through the village including several pubs, a post office, a newsagent, a primary school and a recreation ground. Great Houghton is dependent on neighbouring

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settlements for employment opportunities, services and to meet some of the more regular shopping needs. The nearest service centres to Great Houghton are at Thurnscoe and Goldthorpe.

- 3.7 Little Houghton is a hamlet to the south of Great Houghton and has limited shops and services. The settlement is dependent on services and facilities in adjoining towns and like all the Dearne towns, the closure of nearby collieries at Darfield and Houghton Main have had a severe impact on the local economy.

4.0 Application Proposal

- 4.1 The applicant is proposing to construct an NHS LIFT Primary Care Medical Centre with associated parking and landscaping following the demolition of the existing Great Houghton medical centre building which currently occupies the site. The proposed building is located on the eastern boundary of the application site with parking areas provided along the north and western boundaries.
- 4.2 The medical centre will be a 1 storey red brick-built building with an aluminium standing seam roof and powder coated aluminium windows and sliding door.
- 4.3 The appearance of the building will complement the overall character of the local area.
- 4.4 There are no trees within the application site and further landscaping and planting are proposed to provide a degree of visual relief to the scheme whilst enhancing the environment of the area.
- 4.5 Pedestrian and vehicular access to the site is directly off Oak Haven Avenue into the private car park. Visitor/staff car parking will be provided on site through the provision of 8 parking bays, 1 of which will be for disabled persons, located close to the entrance of the medical centre and 2 designated as staff parking. The design and layout of the proposed car park has taken account of the need for easy access and provides adequate manoeuvrability for vehicles. A secure and covered cycle parking area is also proposed.
- 4.6 The development proposal includes fencing to the perimeter of the application site which will assist in providing a sense of security for visitors and staff and provide a suitable degree of privacy, separation and visual relief for the occupiers of the existing surrounding dwellings.
- 4.7 A secure bin store is also proposed to the north eastern boundary of the application site to enable direct access from the street for refuse vehicles.
- 4.8 Following the demolition of the existing centre and during the construction of the new medical centre, temporary accommodation will be provided in a Portakabin on the area of open space to the east of the application site. Following removal of the temporary accommodation the area of open space will be enhanced with new planting.
- 4.9 Further details of the design and layout of the scheme are provided within the supporting Design and Access Statement.

5.0 Planning Policy Context

National Planning Guidance

Planning Policy Statement 1 – Delivering Sustainable Development

- 5.1 PPS1 sets out the overarching policies on the delivery of sustainable development through the planning system.
- 5.2 The key objectives of PPS1 are set out within paragraph 5 and state that planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:
- *making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;*
 - *contributing to sustainable economic development;*
 - *protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;*
 - *ensuring high quality development through good and inclusive design, and the efficient use of resources; and,*
 - *ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community*
- 5.3 In particular, development plans should promote development that creates socially inclusive communities and includes a suitable mix of uses and should:
- 'address accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure and community facilities' (paragraph 16).*
- 5.4 Planning Authorities should promote a strong, stable and productive economy that aims to bring jobs and prosperity for all (Paragraph 23).
- 5.5 Paragraph 27 provides guidance for Local Planning Authorities in order to achieve and successfully deliver sustainable development. The following criteria are relevant to the application proposal:
- (ii) *Promote urban and rural regeneration to improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities. Policies should promote mixed use developments for locations that allow the creation of linkages between different uses and can thereby create more vibrant places.*
 - (iii) *Promote communities which are inclusive, healthy, safe and crime free, whilst respecting the diverse needs of communities and the special needs of particular sectors of the community.*
 - (iv) *Bring forward sufficient land of a suitable quality in appropriate locations to meet the expected needs for housing, for industrial development, for the exploitation of raw materials such as minerals, for retail and commercial development, and for leisure and recreation – taking into account issues such as accessibility and sustainable transport needs, the provision of essential*

infrastructure, including for sustainable waste management, and the need to avoid flood risk and other natural hazards.

(v) Provide improved access for all to jobs, health, education, shops, leisure and community facilities, open space, sport and recreation, by ensuring that new development is located where everyone can access services or facilities on foot, bicycle or public transport rather than having to rely on access by car, while recognising that this may be more difficult in rural areas.

(vii) Reduce the need to travel and encourage accessible public transport provision to secure more sustainable patterns of transport development. Planning should actively manage patterns of urban growth to make the fullest use of public transport and focus development in existing centres and near to major public transport interchanges.

(viii) Promote the more efficient use of land through higher density, mixed use development and the use of suitably located previously developed land and buildings. Planning should seek actively to bring vacant and underused previously developed land and buildings back into beneficial use to achieve the targets the Government has set for development on previously developed land.

- 5.6 The existing surgery on the site is to be replaced with a primary care medical centre which will be of benefit to the local community within Great Houghton. The development will promote the health of the community by providing an improved community health facility.
- 5.7 The site is situated within a sustainable Brownfield location within the settlement of Great Houghton. The building on site already provides a health service and as such the new facility is considered to be in an acceptable location.
- 5.8 The site is centrally located within Great Houghton, just off the main route through the settlement and within close proximity to both bus stops and existing residential developments. This provides a choice of access to the site and will promote the use of non-car modes of transport. The location of the site on an existing bus route and within an area already well established with residential properties will reduce the need to travel by car and encourage the use of more sustainable modes of transport such as walking and cycling.
- 5.9 Paragraph 35 of PPS1 determines that high quality and inclusive design should be the aim of all those involved in the development process. High quality and inclusive design should be utilised to create well mixed spaces and integrated developments which avoid segregation. In order to achieve this, places must function well and add to the overall character and quality of the area for the lifetime of the development.
- 5.10 In paragraph 38 of PPS1 the Government requires development schemes to be judged against their neighbouring buildings and the local area more generally. It states that authorities should not attempt to impose particular styles or tastes, but that it should promote local distinctiveness particularly where this is backed up by clear plan policies or supplementary documents on design.
- 5.11 The design of the application scheme is described in detail within the supporting Design and Access Statement and succeeds in addressing this.

Supplement to PPS1: Planning and Climate Change

- 5.12 This supplement to PPS1 was published in 2007 and sets out how the planning system should contribute to reducing emissions and stabilising climate change.
- 5.13 Paragraph 8 states that the aim of the PPS is to set out how regional and local planning can best support the achievement of zero-carbon targets alongside meeting the economic and housing needs of communities.
- 5.14 Paragraph 11 sets out the principles by which planning authorities should determine planning applications:
- Controls under planning, building control and other regulatory regimes should complement and not duplicate each other;
 - Information sought from applicants should be proportionate to the scale of the proposed development, its likely impact on and vulnerability to climate change, and be consistent with that needed to demonstrate with the development plan and this PPS;
 - Specific and standalone assessments of new development should not be required where the requisite information can be made available to the planning authority through the submitted Design and Access Statement, or forms part of any environmental impact assessment or other regulatory requirement; and
 - In considering planning applications before Regional Spatial Strategies and Development Plan Documents can be updated to reflect this PPS, planning authorities should have regard to this PPS as a material consideration which may supersede the policies in the development plan.
- 5.15 Paragraph 42 sets out the criteria which planning authorities should expect development to achieve and includes the following:
- Comply with adopted DPD policies on local requirements for decentralised energy supply and sustainable buildings
 - Take account of landform, layout, building orientation, massing and landscape to minimise energy consumption
 - Deliver a high quality local environment;
 - Provide public and private open space
 - Give priority to the use of sustainable drainage systems
 - Provide for sustainable waste management
 - Create and secure opportunities for sustainable transport in line with PPG13
- 5.16 The proposed development is considered to accord with the thrust of the requirements set out in paragraph 42.

PPG13: Transport

- 5.17 PPG13 outlines government guidance on transport and sustainable development.
- 5.18 Paragraph 20 states that:

'Local authorities should seek to ensure that strategies in the development plan and the local transport plan are complementary: consideration of development

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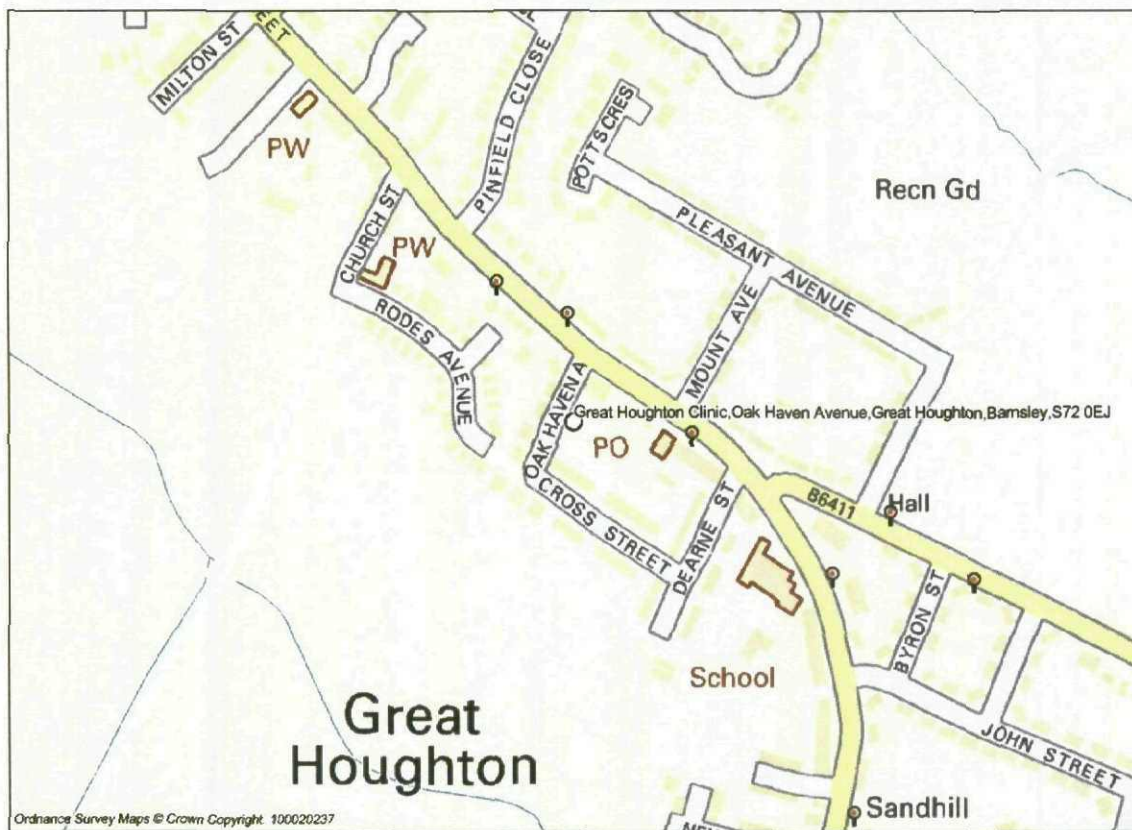
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plan allocations and local transport priorities and investment should be closely linked.'

5.19 With regard to facilities paragraph 20 criteria 4) states that in developing their overall planning and transport strategy Local Authorities should seek to:

'locate day to day facilities which need to be near their clients in local and rural service centres, and adopt measures to ensure safe and easy access, particularly by walking and cycling. Such facilities include primary schools, health centres, convenience shops, branch libraries and local offices of the local authority and other local service providers.'

5.20 The site is within easy walking distance of a number of bus stops. The location of these bus stops in relation to the site is demonstrated on the map below:



Map 1: Location of bus service stops in the surrounding area.

5.21 There are two bus services which serve this settlement and these are:

- 219 – Barnsley to Doncaster (Via Stairfoot, Darfield, Great Houghton, Thurnscoe, Goldthorpe, Scawsby) This service runs every half hour
- 68 – Barnsley to Great Houghton (Via Wombwell, Low Valley, Darfield, Billingley, Middlecliffe, Little Houghton) This service runs hourly

5.22 Whilst it is accepted that the bus services are not as frequent as they would be within a larger settlement, the site is still considered to be highly accessible to the population of Great Houghton. The location of the site within an existing residential area means that it is easily accessible to the current residents who will be the users of the new facility.

- 5.23 The proposal makes more efficient use of the site and will provide better quality facilities for healthcare for the residents of Great Houghton.
- 5.24 Paragraph 51 of PPG13 states that developers should not have to provide more spaces than they wish to provide, unless exceptional circumstances can be proved, such as where there are significant implications for road safety.
- 5.25 The development proposal provides 8 car parking spaces including 1 disabled space. 2 spaces are designated for staff. This overall level of provision is considered to be acceptable for the proposed medical centre and will encourage the use of public transport or other modes of transport and contribute to the sustainability of the development.
- 5.26 Facilities are also provided for the secure storage of bicycles which further enhances the benefits of the application site.

PPS25 – Development and Flood Risk

- 5.27 Although the Environment Agency has confirmed that the site lies within Flood Zone 1 and is therefore at low risk of flooding, it is pertinent to consider PPS25 in respect of surface water run off.
- 5.28 Annexe F of the PPS deals with managing surface water and in particular paragraph F1 states that:
'Sustainable management of this rainfall described as surface water is an essential element of reducing future flood risk to both the site and its surroundings'.
- 5.29 Paragraph F5 states that the effective disposal of surface water from the development is a material planning consideration in determining proposals.
- 5.30 The rate of run-off from the site has been agreed in principle with Yorkshire Water and details of the of surface water for the site are contained in the Drainage Strategy undertaken by WSP which accompanies this application.

Regional Planning Guidance

The Yorkshire and Humber Plan: The Regional Spatial Strategy to 2026 (May2008)

- 5.31 The Plan is the most recent statutory RSS for Yorkshire and Humber to 2026 published in May 2008 and aims to guide development for the next 15 to 20 years. This document replaces the RSS for Yorkshire and Humber which was published in December 2004 and alongside the Barnsley Unitary Development Plan forms part of the development plan.
- 5.32 In general terms, the RSS indicates that urban areas rather than the rural parts of the region will be a focus for development. This primary care medical centre as proposed for this parcel of land within Great Houghton complies with this general strategic principle.
- 5.33 Policy ENV11 '*Health and Recreation*' provides guidance on improving the health of residents and ensuring access to health care facilities and states that:

'Plans, strategies, investment decisions and programmes should:

A Help improve the health of residents by:

1. *Focusing, concentrating and supporting economic development in and around Regional and Sub Regional Cities and Towns, especially Hull and in South and West Yorkshire;*
2. *Providing, safeguarding and enhancing high quality facilities for sports and recreation;*
3. *Maximising opportunities to develop walking and cycling routes and other green infrastructure, especially through Hull and Regional and Sub Regional Cities and Towns in South & West Yorkshire*

B *Ensure adequate and accessible health care facilities by:*

1. *Working with commissioners of health and social care to ensure health and social care provision is targeted as close to people's homes as possible, promoting independence and prevention, and, where not possible, to be easily accessible by public transport*
2. *Retaining and developing major health care facilities within Regional Cities, Sub Regional Cities and Towns, and Principal Towns, and supporting provision of outreach facilities in rural areas.'*

- 5.34 The application site is easily accessible by public transport with bus stops located within easy walking distance from the site along High Street. Equally the provision of bicycle storage encourages people to use modes of transport other than the private car. Parking is provided but this is minimal taking into account the sustainable nature of the site.
- 5.35 The site is located within a residential area and currently operates as a medical centre. The proposal seeks to provide an improved medical centre which will remain available and accessible for the local community and meets the health care requirements for the 21st century.

Local Planning Guidance

Barnsley Unitary Development Plan

Policy H8 – Existing Residential Areas

- 5.36 This policy requires that areas identified on the proposals maps should remain predominantly in residential use. Other uses will only be allowed where they are compatible with residential uses. Paragraph 1.63 of the policy justification clearly recognises that facilities such as doctors' surgeries and community uses are clearly compatible with the nature of housing policy areas.
- 5.37 The application proposal is for a primary health care facility. It is considered that such a use is compatible with residential uses and is therefore appropriate for this site.

Policy BE6: Quality of Development - Design Standards

- 5.38 The council will seek to achieve good design standards for all types of development. Proposals for development will be assessed using the following design criteria:
- A) *the quality of layout, and suitability of scale of the development*
 - B) *the use, quality, design and landscape treatment of open land within the site and the area around buildings*
 - C) *the standard of detailed design and facing materials of proposed buildings*

D) the suitability of the whole development for its proposed context and its relationship with adjoining land uses.

- 5.39 Designs which the council considers unsatisfactory in terms of any of these criteria will be rejected.

Design to Avoid Crime – Policy BE6A

- 5.40 This policy seeks to provide safer developments that seek to avoid crime through appropriate design and layout. The criteria provided by the policy contribute to better surveillance of developments thereby reducing opportunities for crime.

- 5.41 The application proposal provides a development which provides windows along the main frontages of the building and incorporates a number of security features within the building such as steel shutters and doors for use when the building is closed. The boundary treatment to the site includes fencing that will ensure that the development does not become vandalised. These features are considered to provide opportunities for a safe development.

Design and Access for the Public – Policy BE6B

- 5.42 This policy seeks to ensure that all development provides a fully accessible environment, particularly for the disabled through the provision of accessible buildings, mobility standard car parking spaces and taking account the needs of all users, particularly wheelchair users, the blind and partially sighted, people with children and the elderly.

- 5.43 The application proposal is considered to comply with this policy and provides an accessible primary health care facility that meets the needs of all users.

- 5.44 A full analysis of the design process for the proposal is discussed in the Design and Access statement which accompanies the planning application. It is considered that the application proposal fully complies with this policy.

- 5.45 It is considered that the proposal has been designed to a high quality following advice received during pre-application discussions from Barnsley Urban Renaissance Design Advisory Panel (BURDAP).

- 5.46 The building currently on the site is not of a high quality design that complements the residential area. The design of the proposed building is innovative and interesting and will enhance the quality of medical facilities within the settlement.

- 5.47 The full details of the design are discussed within the supporting Design and Access Statement which forms part of the planning application.

Policy T2 – Development and the Highway Network

- 5.48 This policy only allows for development where any additional demand for travel generated can be accommodated on the highway network without significant detriment to the environment or the safety and ease of movement of vehicles and pedestrians using the network, or through measures to assist public transport, cycling or walking.

- 5.49 The application has submitted a Transport Assessment which demonstrates that there will be no detrimental impact caused by the development in terms of highway safety. A Travel Plan also accompanies the application proposal which seeks to promote alternative modes of transport to the private motor vehicle and to achieve a modal shift in terms of private car use.

Policy T22 – Car Parking Standards and Contributions

5.50 This policy states that:

'New development shall be provided with no more car parking, servicing and manoeuvring space than is necessary in order to ensure there is no significant adverse impact upon:

- a) *Highway safety*
- b) *The local environment including the amenity of local residents and adjoining land uses*
- c) *The vitality and viability of Barnsley Town Centre and other shopping and commercial centres.*

5.51 The Council's policy is in compliance with PPG13 and by ensuring that excessive levels of car parking are not provided discourages the use of the private car and encourages other means of travel such as public transport, walking and cycling.

5.52 The application proposal is considered to provide sufficient car parking to meet with the needs of the development without having any harmful impacts on the factors set out above.

Policy CF1: Location of Community Facilities

5.53 This policy states that the provision of community facilities will be encouraged where they:

- A) *meet community needs*
- B) *are convenient and accessible to pedestrians, cyclists and users of public transport*
- C) *have adequate car parking and access arrangements*
- D) *are compatible with adjoining uses and do not adversely affect residential amenity.*

5.54 Paragraph 7.14 of the policy justification requires that where possible, community facilities should be at a local neighbourhood level, readily accessible to and convenient for the catchment population.

5.55 The location of the site in proximity to the existing residential area ensures that it is accessible to a large proportion of the population of Great Houghton via non-car modes of transport including public transport and walking.

5.56 Car parking will be provided on the site. The level of provision is 8 parking spaces including 1 disabled space. It is considered that this is sufficient for those who require access to the site by private motor vehicle, but will also promote access via more sustainable modes of transport.

5.57 The use of the site for a health centre will not be in conflict with the adjoining land uses. The facility will operate during normal office hours and will not create any adverse impact from noise disturbance and pollution.

5.58 The proposed use is the same as the existing use which has operated on the site for a number of years and the status quo will therefore be retained.

Policy CF2: Existing Community Facilities

- Development will not be permitted which would lead to the loss of existing community facilities. Where an existing community use ceases, and no

alternative community use can be found, other uses will be considered with regard to:

A) the amount of open space in the area measured against the standard set out in policy GS36

B) compatibility with adjoining land uses and the likely impact on residential amenity

C) access to the site, car parking and the likely impact on highway safety.

- 5.59 The proposal seeks to replace the existing health centre on the site and provide a more accessible user friendly facility in a building of a higher quality design standard.

Policy DA2: Housing Policy Areas

- 5.60 The site is situated within a Housing Policy Area as defined on the adopted Proposals Map, therefore Policy DA2 is relevant. This policy states that:

'in accordance with policy H8, the areas shown on the proposals map as housing policy areas will remain predominantly in residential use.'

- 5.61 As already stated in paragraph 5.33, the proposed use is considered compatible with residential uses and is therefore considered to comply with this policy.

Supplementary Planning Guidance

Parking, Transport Assessments and Travel Plans – Supplementary Planning Guidance 32

- 5.62 This SPG was published in March 2005 and supplements Policy T22 of the UDP which was published before the publication of PPG13. The SPG therefore takes account of the guidance in PPG13.
- 5.63 In accordance with paragraph 52 of PPG13 the SPG sets maximum numbers of car parking spaces for different types of development and in addition to this requires that mobility spaces are provided at a level of 4%.
- 5.64 The development at Great Houghton will provide 8 car parking spaces one of which will be a disabled parking space which will accord with these requirements.

Emerging Local Development Framework

- 5.65 In 2005 Barnsley consulted on the Barnsley Core Strategy Preferred Options, Barnsley Policies Preferred Options and Proposals maps. However, since this time the LDF programme has been delayed and the submission documents originally timed for January 2007 have not been published for consultation.
- 5.66 It is an understanding that Barnsley has been advised by the government office that further work on their evidence base is required.
- 5.67 At the time of submission Barnsley were in the process of consulting on the Barnsley Core Strategy (Revised Preferred Options). The consultation process is timetabled to run until the 10th August 2009.
- 5.68 Given that Barnsley is still in the early stages of LDF process it is considered that these documents are not a material consideration in any planning decisions.

6.0 Planning Overview

- 6.1 The application proposal will provide new enhanced health care facilities on the site of the existing surgery in Great Houghton.
- 6.2 In principle the application site is a sustainable Brownfield site, which makes efficient use of the land available. Although designated within the current UDP as lying within a Housing Policy Area a health care centre is considered a compatible and appropriate use for a residential area and in any event represents a replacement of existing facilities on this site.
- 6.3 To reflect the domestic scale of the surrounding residential development the new health care facilities will be a single storey building and therefore there will be no concerns regarding over dominance of the new facility on the nearby residential dwellings. The new building will be set back further into the site, enhancing the separation distances between the residential dwellings to the west and the new health care centre thereby improving residential amenity for the residents.
- 6.4 Relevant and detailed information in relation to the development proposal have been submitted in support of this application including an ecological survey to ensure that the proposal will not have any unacceptable environmental impacts that would prevent the site from being redeveloped or would cause material harm to the future residents of the development. These statements are summarised below.

Ecology

- 6.5 An extended Phase 1 habitat survey was carried out by Thomson Ecology Ltd, as well as an external bat scoping survey of buildings on the site.
- 6.6 During the extended Phase 1 habitat survey, the site was found to support dense scrub, tall ruderal herb, amenity grassland, species-poor intact hedge, bare ground and buildings and hard standings.
- 6.7 The building on site was considered to have negligible potential to support roosting bats, and as such no specific mitigation is required with respect to bats and this development.
- 6.8 Blackbird was recorded on site and suitable habitat is also present on site to support this and other breeding birds. The mitigation proposals set out below should ensure that the development is compliant with the law and planning policy with respect to birds.
- 6.9 The main recommendations of the report are:
- Necessary clearance of trees and shrubs to be undertaken outside the breeding bird season;
 - Using native trees and shrubs in the landscape design for the redeveloped site; and
 - Incorporation of bird boxes and bat roosting opportunities, such as bat boxes and bat tubes within the structure of the new buildings.
 - Additional ecological enhancements could include: the retention of the boundary hedge; the use of a wild flower lawn mix; and a small wildlife pond.
- 6.10 Having reviewed the ecological survey, DLP Planning Ltd is of the view that the development would not result in an unacceptable impact on either the environment or the future occupiers of the development. Where issues have arisen, appropriate mitigation measures/recommendations have been made and we are of the view that if

these are carried out in accordance with the professional advice given, then the development should not result in any material harm.

- 6.11 The area of survey which supports the limited number of identified species and habitats is the area of open space to the east of the application site and will therefore not be directly affected by the proposed built form, although the area will be used during the construction of the new facilities to site temporary health care facilities. However, on completion of the new building the open space will be enhanced with new planting and landscaping.

Flood Risk

- 6.12 Correspondence from the Environment Agency in relation to Flood Risk on the site states that they have no record of the site having suffered flooding (See Appendix 1).
- 6.13 The Environment Agency 'Flood Zone Maps' show the site to be in Planning Policy Statement 25 – Development and Flood Risk (PPS25) Zone 1. Therefore there is little or no risk of flooding.
- 6.14 In accordance with PPS25 the application proposal seeks to deal with surface water run-off through the sustainable management of rainfall.
- 6.15 Full details of the measures proposed to be used to manage surface water run off are contained in a separate drainage report (Appendix 2), however a discharge rate for the site has been agreed in principle with Yorkshire Water.

Open Space

- 6.1 To the east of the site is an area of open space which is currently rundown and would benefit from investment. The proposed development will utilise this piece of open space during the construction of the building.
- 6.2 Following the completion of the construction of the building, the open space will be made more attractive with replanting and improved landscaping.
- 6.3 It is considered that this will be beneficial to the local residents and improve the quality of their residential environment. It will also improve the setting of the new health centre by providing an attractive landscaping scheme which will complement and enhance the high quality design of the proposed building.
- 6.4 The current piece of open space does not have a specific open space designation within the adopted UDP and as such its appearance is not of a well maintained area within the settlement. The development of the health centre site will enable this piece of open space to be enhanced to create a pleasant piece of landscaping that will improve the area.
- 6.5 The proposed landscaping scheme is shown within the supporting landscape plan.

Other Planning Merits of the Proposal

Accessibility

- 6.6 The site is centrally located within Great Houghton and therefore represents a sustainable location with good access to the local neighbourhood.
- 6.7 The site is also in close proximity to bus stops on the main route through Great Houghton and is therefore very accessible to those needing to access the site by public transport.

- 6.8 Although there is some car parking for the private motor vehicle, the development also provides sufficient cycle storage to encourage patients to use more sustainable modes of transport to access the health centre. The proximity of the nearby residential areas will provide an easily accessible facility for much of the local population without the need to use the private motor vehicle.

Sustainability

- 6.9 In terms of the sustainability measures that can be implemented as part of the scheme it is worth noting that the site is previously developed land and in a location accessible by existing bus routes and services.
- 6.10 The previously developed nature of the site means that there will be no loss of greenfield land to facilitate the application proposals, rather the development proposals seek to make an efficient use of this brownfield site.
- 6.11 One of the main principles of LIFT centres is that they are built around the needs of the patients using information such as Public Health Data, National Policy, Analysis of existing services and predicted future activity levels. Therefore the buildings have been designed to meet the functional needs of the end users which will ensure the long term future of the facilities.
- 6.12 The application is seeking to achieve a BREEAM excellent rating. A detailed assessment of the sustainability of the proposal is contained in Section 8 of the Design and Access Statement.

Consultation

- 6.13 The applicant, Barnsley Community Solutions, has undertaken extensive public consultation and the application proposal is a direct result of this process.
- 6.14 The main consultees included:
- The clients
 - Staff Groups
 - Barnsley Design Review Panel
 - Patient groups
 - Local community
 - Barnsley Planning and Development Control
 - Other Statutory Bodies
- 6.15 A detailed appraisal of the consultation process is submitted as part of the supporting documentation; however it is considered that the consultation has encompassed the aims of planning for sustainable development as set out in PPS1 paragraphs 40-42.

7.0 Conclusion

- 7.1 This planning statement has been written in support of a planning application for the development of a LIFT primary care health centre with associated parking and landscaping on land at Oak Haven Avenue, Great Houghton.
- 7.2 It is considered that the proposed development is in accordance with the requisite elements of national, regional and local land use policy guidance.
- 7.3 The development proposal is considered to offer an opportunity to redevelop a site for a high quality primary care health facility within the locality. The development will represent a sustainable and inclusive development making the most efficient use of this parcel of previously developed land and incorporating features into the design of the development that will minimise the carbon footprint of this particular site.
- 7.4 The site contains adequate car parking which will meet the needs of visitors and staff, whilst representing a balance in terms of provision, particularly given the proximity to the local public transport network. The site is easily accessible via public transport links connecting the site to the immediately locality as well as beyond to Barnsley town centre Thurnscoe, Darfield and Grimesthorpe.
- 7.5 The development proposal will have limited impact on the ecological value of the site which has been outlined within the supporting Ecological Survey.
- 7.6 The application proposal is supported with a Design and Access Statement as part of this application submission which provides details on the proposed design, layout and materials of the medical centre. This statement also looks at the sustainable design features proposed as part of the application and addresses issues of renewable energy and waste management on site.
- 7.7 It is therefore considered that planning permission should be granted for this development proposal.

Appendix 1

creating a better place

K Unwin
MJM Consulting Engineers Ltd
Southgate House
Southgate
Wakefield
WF1 1TL



Environment
Agency

Our Ref :
Your Ref :

REF/2008/6497
4672/4673/4674/
4675JPL/KB

Date : 29 September 2008

DISTRIBUTION	
01	2100
URG	SNJ
JPL	DF
GID	KB

Dear Mr Unwin

RE: NHS LIFT, GREAT HOUGHTON, HOYLAND, DARTON & ATHERSLEY

Thank you for your further enquiry which we received on the 2 September 2008.

Development Control

4672, Great Houghton

We have no record of the identified site having suffered flooding.
Our "Flood Zone Maps" show this site to be in Planning Policy Statement 25
Development and Flood Risk (PPS25) zone 1, little or no risk of flooding.

4673, Hoyland

We have no record of the identified site having suffered flooding.
Our "Flood Zone Maps" show this site to be in Planning Policy Statement 25
Development and Flood Risk (PPS25) zone 1, little or no risk of flooding.

4674, Darton

We have no record of the identified site having suffered flooding.
Our "Flood Zone Maps" show this site to be in Planning Policy Statement 25
Development and Flood Risk (PPS25) zone 1, little or no risk of flooding.

4675, Athersley

We have no record of the identified site having suffered flooding.
Our "Flood Zone Maps" show this site to be in Planning Policy Statement 25
Development and Flood Risk (PPS25) zone 1, little or no risk of flooding.

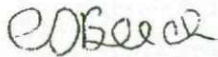
Phoenix House, Global Avenue, Leeds, LS11 8PG
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

VAT No: 662 4901 34



INVESTOR IN PEOPLE

Yours sincerely



CHERYL BEECH
EXTERNAL RELATIONS OFFICER

Encs

Phoenix House, Global Avenue, Leeds, LS11 8PG
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www.environment-agency.gov.uk

VAT No: 662 4901 34

Flood Risk Data & Mapping

The Flood Map

Please see the enclosed extract from our Flood Map.

What is the Flood Map?

The Flood Map is a new multi-layered map which provides information on flooding from rivers and the sea for England and Wales. The Flood Map also has information on flood defences and the areas benefiting from those flood defences.

The Flood Map consists of the following layers of information:

1. Flood Zone 3: flooding from rivers or sea without defences - the natural flood plain area that could be affected in the event of flooding from rivers and the sea.
 - For flooding from rivers the map indicates the extent of a flood with a 1% (1 in 100) chance of happening each year;
 - For flooding from the sea the map shows the extent of a flood with a 0.5% (1 in 200) chance of happening each year.
2. Flood Zone 2: extent of extreme flood - the extent of a flood with a 0.1% (1 in 1000) chance of happening each year.
3. Flood defences built in the last five years to protect against river floods with a 1% (1 in 100) chance of happening each year, together with some, but not all, older defences and defences which protect against smaller floods.
4. Areas benefiting from flood defences - areas that benefit from the flood defences shown, in the event of a river flood with a 1% (1 in 100) chance of happening each year, or a flood from the sea with a 0.5% (1 in 200) chance of happening each year. If the defences were not there, these areas would flood.

Flood History

See the enclosed map showing the flood history for Athersley and Darton. The extent of flooding, and/or flood level information is only shown for those watercourses surveyed after the flood event. Other flooding may have occurred which is not shown. This is the best information currently available.

To the best of our knowledge there is no known flood history at the locations provided in Great Houghton or Hoyland site. For local drainage information please contact your water utility company and your local council.

Modelling

We do not have any modelling information at these locations.

This information is provided subject to the enclosed notice which you should read.

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Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

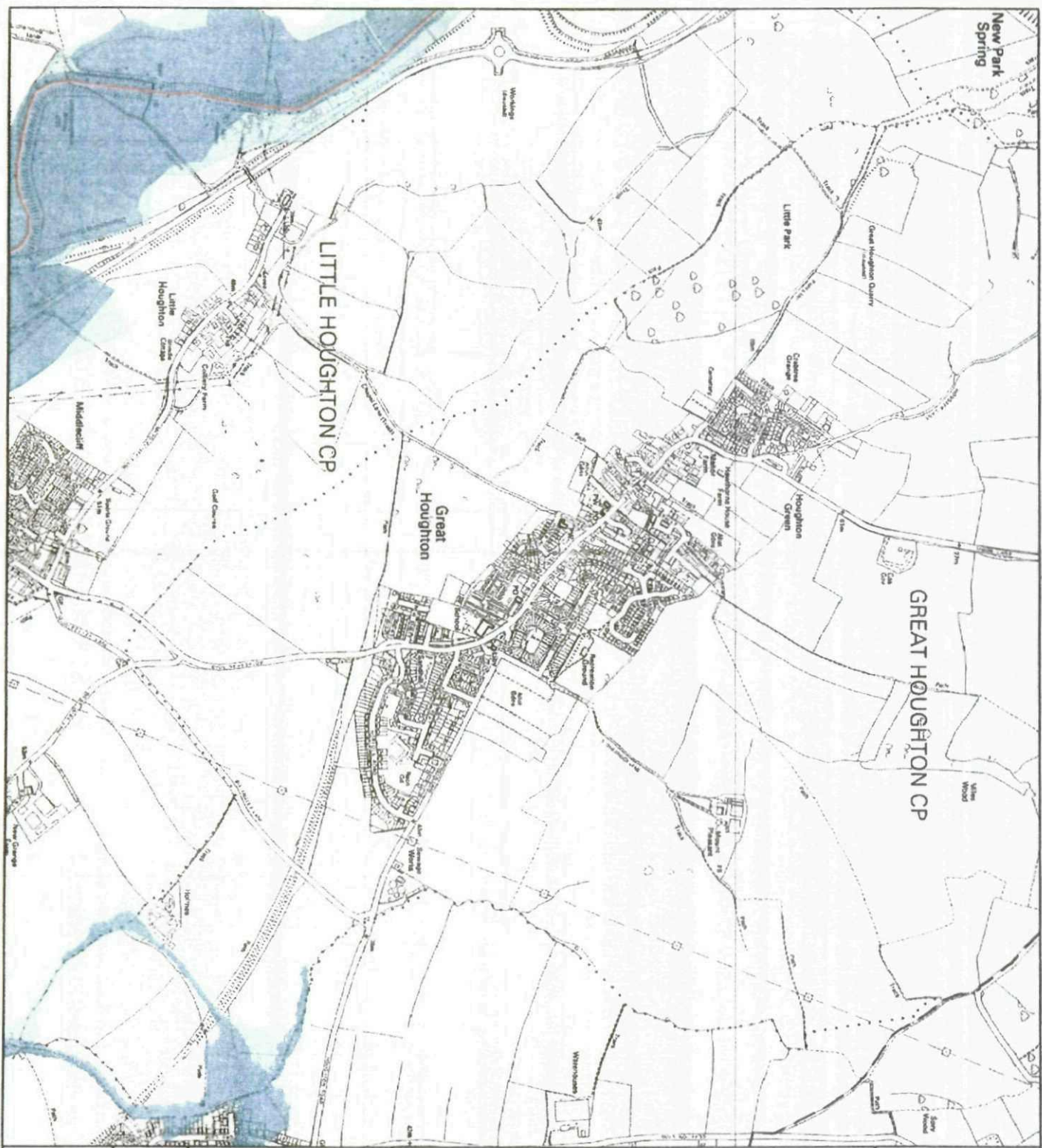
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1. Nothing in this notice will in any way restrict your statutory or any other rights of access to the Information. If you wish to do anything in excess of those rights you may do so in accordance with the following paragraphs only if you agree to all the terms.
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4. The Environment Agency cannot ensure and therefore gives no promise that the Information in its possession will always be accurate, complete, up to date or valid.
5. The Environment Agency will take reasonable precautions to ensure that we provide you with an accurate copy of the Information from our records.
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8. Use of Third Party Information, including copying, must be limited to statutory rights. This generally means that you will need to seek permission to copy. Third Party Information may include information from our public registers, which has been supplied to us by a third party, for example the information provided in an application form.

Permitted use of Agency Information

9. As you have paid us our internal commercial usage charge (currently £10) you may take unlimited copies of Agency Information (exactly as it is) for the internal purposes of your business (commercial internal limited use), provided that:
 - a) you ensure that all copies are attributed to the Environment Agency;
 - b) you do not amend or alter the Information, or merge it with other information;
 - c) you do not supply the Information (or any information derived from, or based on the use of it) to others.
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 - a) any copies you send are in connection with the specific transaction or matter for which you obtained the Information from the Environment Agency;
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 - c) you attach a copy of this notice and require all recipients to comply with it.Recipients of Information under this paragraph do not need to pay any additional fee as long as they use the Information exactly as it is, internally and only for the same specific transaction or matter.
11. Please contact us if you need permission for any other use.

It is important that you also read any additional information or warning we give you about specific Information.



Environment Agency

www.environment-agency.gov.uk

General Enquiries: 08708 505 506
General Enquiries (Miflicom): 08702 422 549

FLOOD ZONE DATA FOR ENGLAND

Information - User Note

The Flood Zones have been produced in accordance with the requirements of government planning Policy on Development and Flood Risk (Planning Policy Guidance PP025 in England dated July 2001 and the Draft Technical Advice Note TIAN15 in Wales dated July 03). The Flood Zones are for planning consultation.

The Flood Zones are based on information available at that time and will benefit from updates as better information becomes available. For example changes in hydrological river response, observations following flood events or improved modelling techniques. No consideration has been given to climate change at this time.



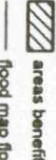


It should be noted that locations adjacent to rivers, not included at this stage of the survey, may be at risk of flooding. When in doubt the Environment Agency should be consulted.

These maps may also be used by Local Authority Emergency Planners when producing Major Incident Flood Response Plans. The extents of any Flood Warning Service provided by the Environment Agency is contained within the Local Flood Warning Plan

Zone 3 (England) and Zone C (Wales) is the Agency's best estimate of the areas of land with a 100 to 1 (1%) chance or greater of flooding each year from rivers in catchments greater than 3 sq km or with 200 to 1 (0.5%) chance or greater of flooding each year from the sea, without the presence of any defences.

Zone 2 (England) and Zone B (Wales) is the Agency's best estimate of the areas of land that could flood under extreme conditions with a 1000 to 1 or (0.1%) chance of flooding each year from rivers and the sea without the presence of defences.

Flood Zone Data For England

-  main river
-  flood zone 2
-  flood zone 3
-  areas benefiting from flood defences
-  flood map flood defences

28/09/2008

Scale: 1:10,000

when reproduced @ A3



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Appendix 2



NEW PRIMARY CARE CENTRE, GREAT HOUGHTON DRAINAGE STRATEGY

INTRODUCTION

This statement outlines the design principles for the foul and surface water drainage for the proposed Primary Health Care Centre at Oak Haven Avenue, Great Houghton. All site drainage is to be private and not to be submitted for adoption by Yorkshire Water and is to be designed and detailed in accordance with Buildings Regulations Document H and BS EN 752:2008.

FOUL WATER DRAINAGE

Foul water drainage is to be designed in conjunction with correspondence from Yorkshire Water dated 8 October 2008 that states:

"foul water should discharge to the 150mm diameter public combined sewer recorded in the frontage of 6-10 Oak Haven Avenue at a point approximately 10m from the site, or to the 225mm diameter public combined sewer recorded in the roadway to the south at a point approximately 11 metres from the site".

Due to site topography a gravity discharge is unlikely to be feasible and duty-standby pumping may therefore be required.

SURFACE WATER DRAINAGE

Surface water drainage is to be designed in conjunction with our correspondence from Yorkshire Water dated 8 October 2008 that states:

"surface water should discharge to the public sewer will be restricted to the level of run-off i.e. same rate of discharge to that from the existing use of the site"

The existing rate of discharge from the site is to be assessed by means of a CCTV survey and the existing rate agreed with Yorkshire Water. If there is no existing drainage discharge from the site, the discharge is to be based upon 3l/s as confirmed by Yorkshire Water. Discharge for the site is likely to be to one or more of the existing sewers in the frontage of 6-10 Oak Haven Avenue and/or the roadway to the south of the site. Due to site topography a gravity discharge is unlikely to be feasible and duty-standby pumping may therefore be required.

Other design considerations to be made as part of the surface water drainage are:

- Use of infiltration drainage systems (based upon site investigation);
- Review of CCTV survey;
- Design of attenuation/discharge reduction;
- Consideration of Local Authority requirements.