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PLANNING SUPPORT STATEMENT APPLICATION FOR THE DETERMINATION OF A RESERVED MATTER (LANDSCAPE) IN RELATION TO OUTLINE PLANNING CONSENT FOR ERECTION OF A HOSPITAL FOR THE PROVISION OF CHILD AND ADOLESCENT MENTAL HEALTH SERVICES (CAMHS) at SHORTWOOD BUSINESS PARK, BARNSELY, SOUTH YORKSHIRE

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1.0 INTRODUCTION

The proposal which forms the subject of this application for the determination of a reserved matter in relation to the outline consent for the development of a Hospital for the provision of Child and Adolescent Mental Health Services on an area of vacant and unused land at Shortwood Business Park, Barnsley. It will be noted that, matters of access; appearance; layout; and scale are already approved as part of the consent.

The scheme, as consented, is for the development of a specialist hospital, the design of which derives from the function and purpose of the hospital. The proposal will incorporate extensive landscaped and open areas around the proposed buildings.

The principal aim for the design of the landscaping is to develop a high quality and sympathetic proposal which will be of benefit to the care of patients and, at the same time, achieve a high-quality aesthetic design which will sit well in the landscape.

The following supporting documents/information is also submitted with the application: -

1. Full Plans and Details (as previously approved);

It is considered that this Planning Support Statement, together with the accompanying plans, clearly demonstrates to the Council that the landscape design proposal accords with planning policy and, when judged against this and all material considerations, it is clearly the case that planning permission should be granted for the comprehensive development proposals for a specialist hospital at the site.

This statement proceeds to give details of the applicant, the site and the proposal. Relevant planning policy and central government advice in the form of Planning Policy Guidance Notes are then discussed. The issues that the proposal raises are also examined and finally the conclusion reached that planning permission should be granted for the proposal to proceed. Nevertheless, the applicants remain willing to discuss all aspects of this proposal with the Council.

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2.0 THE APPLICATION & BACKGROUND

2.1 The Applicant

The applicant is the applicant who submitted the application for Outline Consent in 2016

2.2 The Proposed Service

The function of the facilities to be provided at the proposed hospital is to accommodate children and adolescents with a mental illness including individuals with Autistic Spectrum Disorders who have specific difficulties with regard to communication, imagination and social skills. In recent years understanding of the nature of these problems has greatly increased, together with the potential for assisting those affected. At the same time, rates of diagnosis have increased tenfold between the 1970s and 1990s.

The proposed CAMHS Hospital meets a regional and national identified need for services for individuals across the country whose complex needs are complicated by additional learning, sensory or other disabilities. This supra-regional service is required because there is no existing service that can adequately meet the needs of this group, with the result that individuals are subject to regular moves between services, which only exacerbates their problems. The Company has a track record in the provision of excellent services for children and young people, based on a Pathway approach known as the Lifelong Support Programme, which provides continuity of approach as individuals develop their capacity for independence and infinitely flexible programmes which respond to their varying needs over time.

The proposal is to provide generic acute mental health units for young people with conditions such as Depression, Bipolar Disorder, Psychosis, Eating Disorders, Complex PTSD / Severe Self-harm and complex neurodevelopmental presentations including ADHD (Attention Deficit Hyperactivity Disorder) and ASC (Autism Spectrum Condition). No specialist Eating Disorder provision or secure mental health units for young people exists at all at present in either the East Midlands or Yorkshire and Humber. The specific and specialist ASC service would be the first in the country, to our knowledge. It is also planned to provide specialist services for young people with significant Learning Disabilities (LD) and Mental Illness, as these services are currently only provided nationally in Newcastle and Birmingham.

2.3 The Site

The subject site extends to some 10 acres or thereabouts and is situated at Shortwood Business Park, Barnsley. It is ideally located close to the national motorway network and is reasonably close to two Regional Airports and the national rail network. These are prerequisites to the provision of such a national facility.

The proposed Hospital is a flagship project which will provide exceptional facilities. It will provide specialised individual programmes of care and support, delivered by leading professionals, within an environment specifically designed to enhance individual development and provide high levels of comfort and normality. Offering a range of services to those requiring residential and domiciliary care, together with some day care, the hospital will strive to be a national centre of excellence.

The Hospital will be registered as an Independent Hospital providing services for children and adolescents with a mental health condition within standards set by the Care Quality Commission, in line with National Standards.

The scheme has been designed to focus on the provision of high-quality accommodation in an environment which can be adapted and developed to provide appropriate levels of living space.

The scheme will provide extensively landscaped grounds which will offer opportunities for occupation, recreation and learning, together with space for therapeutic and clinical support. The aim of New Dawn is that Shortwood will be the most innovative Specialist Hospital in the UK.

2.4 Need for a Safe and Enclosed Environment

The client group for this service has complex mental health needs which affect their social and independent living skills. The lack of these skills contributes to the high level of vulnerability of these individuals who often have little or no sense of personal danger and find the world chaotic and confusing.

This means that their personal vulnerability is similar to that of a small child. They are assisted to achieve greater self-reliance and independence through an individually- assessed programme of life-skills instruction and support, for which they need a safe, calm and structured environment, free from distractions and unexpected events. In such safe conditions they have the opportunity to practice routines and build the self-confidence which will lead to long-term improvements in their quality of life.

Thus, a safe, quiet and private environment is essential, with clear physical boundaries in place. This gives individuals a sense of personal security, protects them from unplanned intrusions from outside and protects them from harm should they become anxious or confused and wander off.

The provision of an enclosed environment with peripheral integrity is designed to prevent harm to these vulnerable individuals until they have the opportunity to develop a sense of personal danger and operate independently in the wider community.

The level of security required is similar to that of a mainstream primary school, where the level of vulnerability is roughly equivalent. Both groups need to be protected from the potential consequences of their own ill-considered actions and, occasionally, those of others who might take advantage of their naivety.

2.5 Summary

The application for the consideration of a Reserved Matter as submitted and as shown on the submitted plans will reflect accurately the functional form of the design. This design has been developed to reflect:

1. The function of the site;
2. The relationship between the built and landscaped form;
3. The topographical constraints; and
4. The need to provide a high-quality scheme.

3.0 PLANNING HISTORY

Planning permission for an autism hospital was granted by the Council on the 20th July 2007 (application No 2007/0760). Following that Reserved Matters was approved on the 4th April 2008 (application No 2008/0157). Also, of note is that a further application for variation of condition No 28 attached to the original outline permission was also granted planning permission by the Council on the 29th April 2009 (application 2009/0140). The application for Outline consent was granted approval on the 29th September 2019 (application 2016/0764).

4.0 PLANNING POLICY

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination with the development plan unless material considerations dictate otherwise. The National Planning Policy Framework also advises of a presumption in favour of development which accords with the Development Plan. The importance of the statutory Development Plan in the decision-making process necessitates an examination of the relationship between the policies and proposals of the Plan and to Government Guidance.

4.1 Central Government Policy Advice

It is considered that the following central government policy advice in the form of planning policy guidance notes is relevant to the consideration of this proposal: -

4.1.1 National Planning Policy Framework

In the ministerial forward to the NPPF it states: -

“So sustainable development is about positive growth – making economic, environmental and social projects for this and future generations.

4.2 Local Planning Policy

The BMBC LDF Core Document (recently adopted). The Barnsley MBC Site Specific Proposals Map and policies of the UDP also remains part of the Statutory Development Plan as this has not yet been superseded.

Relevant Core Document Policies

Local Plan Policy GD1 General Development

‘Landscaping and Boundary Treatments

6.10 Landscaping should be encouraged in all schemes as it has other benefits including biodiversity provision, climate change resilience and carbon absorption. Any new planting should use a variety of native species which are of local provenance where possible as plants from local sources are better adapted to local conditions and using local sources reduces the risk of introducing diseases and pests. Nectar-rich plants and berry producing shrubs incorporated into planting schemes will be encouraged as they will provide valuable food sources for wildlife, and development of other habitats such as wildflower grassland and wetlands should also be considered.

6.11 Planting should, where possible, be designed to link habitats to form corridors for wildlife with existing hedgerows included within developments. Where they have become patchy or overgrown, existing hedgerows should be restored as part of new developments wherever possible. Green walls within developments will be encouraged.’

Local Plan ES16

‘Site ES16 Shortwood Business Park 3.8 ha

The site is part of the Sheffield City Region Enterprise Zone. The development will be expected to:

Consider the potential impact on the adjacent Shortwood and Hay Green Local Wildlife Sites and include appropriate mitigation where necessary;

and Retain the mature trees present on site.

Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include the following: Information identifying the likely location and extent of the remains, and the nature of the remains; An assessment of the significance of the remains; and Consideration of how the remains would be affected by the proposed development’.

Supplementary Planning Document Biodiversity and Geodiversity SPD – Nature Improvement Area & Greenway

5.0 THE ISSUES

5.0.1 Landscaping

The layout at the site provides for significant landscaping opportunities to provide a quality setting for the CAHMS hospital and interactive areas for clients and due to the size and scale of the development opportunities to respond to the context and quality of the adjoining landscape areas.

6.0 CONCLUSION AND BENEFITS OF THE SCHEME

The Council previous granted outline planning permission for this proposal at the site.

This submission to the Council is for the determination of a reserved matter (landscape). The development will constitute a nationally important provider for the care of the mental welfare of children and adolescents. The provision of this service will not only be of benefit to the applicant's and their patients but also for Barnsley District by raising its profile.

It is considered that the submission of this reserved matters application supported by the accompanying documents demonstrate that the proposal and detail is acceptable when judged in the context of the Development Plan and all material considerations including the extant permission.

The applicants remain willing to continue to work with the Council and residents in bringing forward a scheme that will be of benefit to future patients of the hospital, the company and the district.

