R3395

Meeting Note

Date of Meeting: 11 November 2008

Venue: The Westgate Plaza Building, Barnsley Metropolitan Borough Council

Re: Developments at Bolingbroke House, (Formerly "The Coppins"), Common Road, Brierley, Barnsley.

In Attendance:

Richard Nutter, Barnsley Development Agency (RN)
Bob Merryweather, Barnsley Metropolitan Borough Council (BM)
Andrew Burton, Barnsley Metropolitan Borough Council (AB)
Simon Oliver, Precious Homes (SO)
John Stockill, DWA Architects Ltd. (JS)
Richard Borrows, Ward Associates (RB)

1. RB opened the meeting and said that its purpose was to establish whether or not, Ward Associates and DWA Architects had established the presence of very special circumstances which would help justify the proposed redevelopment. RB referred to a briefing note he had produced dated 04/11/08 and took the meeting through its contents. He talked in relation to three very special circumstances, the first of which was impact upon the conservation area. RB explained how the proposed redevelopment for the 60 bed residential care home would, in his view, through the quality of its design, enhance the character of the conservation area.

   RB then referred to the nature of the site and how the proposed development, through its configuration and layout, would minimise any impact upon openness. This he believed was the second very special circumstance.

   Then RB turned to the potential contribution the development would make to local employment within the locality. Having taken everybody through the meeting note in dealing with this matter, he explained that potential linkages to the local labour market represented the third and final very special circumstance.

   RB then sought the view of the officers from the Council as to whether or not they felt that these considerations carried sufficient weight.

2. BM responded by saying that in his view, the briefing note represented the correct approach to the definition of very special circumstances in support of development normally considered to be "inappropriate", within an area of green belt. BM acknowledged that the existing buildings contribution to the conservation area was very little and that the proposals did not impact upon the openness of the Green Belt. His main concern was that a reference to 'need' was made in the fifth paragraph under 'Conclusion', which really could do with being placed in the main body of the report. The need referred to was believed to be in relation to specialist areas such as early on-set dementia and provision for young people with disabilities (YPD units).

In BM's if there was indeed an unmet need in relation to these specialist areas, then we should draw these conclusions out within the main body of the submission rather than making reference to them in the conclusion.
BM's understanding from information in relation to Barnsley as a whole was that since the adoption of the CSCI regulatory framework, quite a number of care homes had indeed closed down. As a result, it seemed to him that there might well be an unmet need for such specialist provision.

3. JS then commented on deficiencies in standards in relation to CSCI's expectations. He said that whilst care homes such as Bolingbroke House could continue to trade, (even though its accommodation did not meet the current CSCI requirements), it would be less able to compete with other care homes. For example JS referred to the presence of double rooms within Bolingbroke House which are no longer acceptable to CSCI, rooms being less than $12m^2$ and that en-suites are not available across the current accommodation. JS considered that the question for the operators was whether or not they should do something now or wait and run the risk that the existing care home would become less and less competitive, eventually forcing its closure. JS also commented that conversion of existing non-compliant accommodation, such as Bolingbroke House, was generally not economic hence the proposals for redevelopment.

4. BM then sought confirmation that the existing care home provided 22 jobs whilst the new care home would equate to 59 jobs which he acknowledged would largely be drawn from the local labour market. RN commented that he accepted the argument provided in the briefing note that the very nature of jobs within care homes, would suggest that the majority of the 59 positions would be taken up locally. He also commented that there was evidence that there was under-provision of care for people with special needs. He also felt that it wasn't just a question of proposed new jobs, but their types, and the availability of part time positions which would be likely to be attractive to local people.

5. In discussions between BM and SO, it was confirmed that all the existing care home beds were being commissioned by the local Authority.

6. BM then turned to the issue of design, discussing DWA's current submission and the reasoning behind it in relation to the Brierley Conservation Area and Green Belt location. BM commented on the proposed use of brick for the front and base element of the design, but said he felt that in relation to the village of Brierley, the use of a smooth faced stone for facing the building might be more appropriate with relative links and relationships to the conservation area. BM then prompted a discussion about whether or not the proposed building could be entirely contemporary in style, rather than traditional to the Common Road frontage, with a contemporary take in relation to the progression of the building down the body of the site. BM indicated that he was quite content for the applicants to pursue an entirely contemporary solution, which he believed could still be capable of enhancing the character of the conservation area. BM then went on to describe a number of examples within the Barnsley district, where radical innovative forms of architectural design had been accepted by the Local Planning Authority notwithstanding their presence in green belt areas. BM promised to let RB have the files to examine after the meeting which was taken up.

7. JS then talked about the Tottenham site which uses entirely contemporary solutions on behalf of the same clients, and had indeed picked up a Healthcare Design Award. JS also mentioned the proposed use of a sedum roof which could be extended to the complete roof area if a contemporary scheme was designed. BM commented that this represented an exciting possibility. He said that the redevelopment offered the opportunity of lifting the frontage to Common Road. He also commented that the planted area and the boundary walls to Bolingbroke House could do with maintenance and enhancement as this represented the 'public face of the development'.

8. RN then commented about the Social Services strategy for Barnsley and wondered whether or not our proposals would dovetail in with this.

9. Finally JS sought clarification as to what supplementary information would be required in support of a planning application. BM confirmed that because the facility was building on an existing lawful use of the site, there wouldn't be a need, he believed, for a transport assessment. Furthermore, he confirmed that there wouldn't be a need for an archaeological assessment or an ecological assessment. He nevertheless believed that we needed a landscaping strategy, particularly given his comments in relation to existing planting between Bolingbroke House and the site boundary, in particular with Common Road where an opportunity should be taken to create a much enhanced frontage with replacement planting, landscaping and improvements to the boundary wall.

10. The meeting ended with recognition that subject to dealing with the issue of need for the specific services to be provided within the body of the submission, the Barnsley Council officers acknowledged that a case had been made for the presence of very special circumstances. Given that BM was soon to retire from the Council, RB agreed to produce a meeting note so that all parties could agree it prior to the submission of a full planning application. JS also undertook to prepare revised drawings of the development proposals and for these to be sent in for further comment before the end of November.

MEETING NOTE

Project No. R3395

Date of Meeting: Wednesday 13th August, 2008

Venue: Westgate Plaza Building of the Barnsley Metropolitan Borough Council.

Subject: Developments at Bolingbroke House (formerly The Coppins), Common Road, Brierley, Barnsley

In Attendance:

Richard Nutter (RN), Barnsley Developing Agency

Mitesh Dhanak (MD), Prospective Applicant

Simon Oliver (SO), Precious Homes

Richard Borrows (RB), Ward Associates

1.0 RB opened the meeting by explaining the intention to redevelop this site which currently provides 33 beds within the existing building, with a purpose built residential care home with 60 beds. RB explained that following a very productive meeting with Bob Merryweather in May this year, it was acknowledged that such a proposal would represent 'inappropriate Development' within the green belt. It was the applicant's intention to develop the case that there were indeed 'very special circumstances' which outweighed the harm to the green belt. Whilst RB considered that there were a number of such circumstances, the one the subject of this meeting, namely the employment potential of the new nursing home, within an area of significant unemployment, was clearly of great importance. RB then turned to his clients for an explanation of how the proposal would compare to the existing care home, in terms of job creation.

2.0 MD explained that there were 20 staff currently employed at Bolingbroke House which equated approximately to 17 full time equivalent posts. The proposed care home would yield approximately 59 full time equivalent posts largely working over 3 shifts. Whilst admin staff would work a normal day, staffing was as likely to be via part time workers as full time.

3.0 RN commented that the Development Agency would be consultee on such a planning application which would be decided by the Council acting as Planning Authority. He further commented that the district enjoyed Assisted Area status. He also said that the local planning process was close to the limit of available employment land which fell within development limits.

He believed social care as a land use/employer was rising up the agenda. In terms of his view on the development proposal he considered that wage rates would be important, as would issues of recruitment and training. He noted the presence of a 'job match' employee now working within the Council.

4.0 MD commented that their company was an accredited "Investors in People" organisation. They were involved with NVQ's in health care. The proposed care home would target specialist areas such as YPD. (Young People with Disabilities) and Early onset Dementia. Handing over a schedule showing staff proposals for the new care home, MD highlighted Registered Mental Health Nurses (RMN), Care Assistants and Senior Care Assistants. He said that the company would be looking either to Barnsley's Social Services Department or the PCT to commission the bulk of the beds. Essentially these beds would be high need, high dependency. He noted that there was strong demand for elderly dementia and elderly palliative care beds.

5.0 MD and SO noted that the appointment of the manager of the proposed care home would be crucial. Once appointed, that person would then be responsible for the appointment of the remainder of the staff. The company was more than willing to work with local agencies to draw staff from the local employment pool. Curently, Precious Homes employ approximately 50 people across their 3 care homes within Barnsley.

6.0 RN said that the position of the Council's Social Services would be important. Likewise the PCT whose contact he stated was Steve Wainwright. The local strategy of the PCT would be important to understand and how the proposed care home would tie in with this. He said that Grimethorpe (next door to Brierley) was an area of significant deprivation and that this proposal could well fit in with its regeneration strategy – especially given the new housing and industrial estate development.

7.0 MD said that the prospect would have a £3.6 – 4 million build cost. SO observed that carrying forward the sort of design created at Tottenham (Priscilla Wakefield House) would create an attractive working environment which would aid recruitment and raise standards of expectations.

8.0 The meeting ended with a quick review of actions:

i) That RB would produce a minute of the meeting for circulation.
ii) That RN would seek out the Job Centre Plus contracts for forwarding.
iii) RN would respond to the minute to indicate the Development Agency's likely attitude to the future application.

F1905

DESIGN AND ACCESS STATEMENT

Proposed Care Home Re-Development at

Bollinbroke House
(Formerly 'the Coppins')
Common Road,
Brierley, Barnsley, S72 9EA

For Flagswan Two Limited

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DECEMBER 2008

Introduction

This statement has been produced in the light of guidance contained within Circular 01/2006 and provides justification for the development of a 60-bed nursing home at the site of Bollingbroke House (formerly the Coppins) in Brierley. Amongst other things, this statement seeks to define the very special circumstance which we believe outweigh any issues arising because the site falls with an area of green belt.

The Architects for the development are **DWA Architects Limited** which was formed in 1988 and is a multi disciplinary design practice specialising in Care Home design. DWA Architects has gained a well deserved reputation for original and creative design and have gained extensive knowledge and expertise in all aspects of the design and construction of Care Homes such that they have been involved with well in excess of 150 new build homes with sizes ranging from 30 to over 220 beds. Many of these projects have been in conservation areas involving quality redevelopment. DWA Architects also have considerable experience of refurbishment and extensions of Care Homes where it is important to respect the needs and privacy of residents while their home is being altered.

DWA Architects are highly respected within the Care Sector and their projects are regularly short listed for Care Home Design Awards. In 2008 DWA had their Priscilla Wakefield Care Home in Tottenham short listed with one other project in the Better Healthcare Design awards in the Residential Care Home Category (this development being for the same operator). DWA also had 3 projects short listed in 2008 for the Pinders/Caring Business Design Awards with one overall winner in the contemporary design section and 6 projects in 2007 with one overall winner again for contemporary design as well as winning the speciality Care section in 2006 for the same awards. In addition DWA won a silver medal in the Daily Telegraph Which House Awards for a care apartment development in Sheffield also in 2006.

DWA Architects retain a large Care Home client base including many leading national operators, charitable organisations, smaller groups and individuals whose patrons have a wide range of differing cultural and physical needs which are always considered and taken fully account of in the preparation of designs.

DWA Architects always develop each project design from first principles, with this development being no exception to this. It is our objective to exceed all the latest standards of good practice, whilst providing the most viable and efficient design appropriate in the development of modern Care Homes and at the same time ensuring that a quality development is produced.



Priscilla Wakefield Care Home



Priscilla Wakefield Care Home



Priscilla Wakefield Care Home

1.0 DESIGN

1.1 General Background

Bollingbroke House Care Home occupies a large plot of land on the outskirts of the village of Brierley near Barnsley. The site extends to 0.54 hectare (1.32 acres) being bounded by Common Road to the north and countryside to east and south with a large residential property to the west. The existing Care Home was acquired from receivers following the failure of the previous care home business. The site is also located within the Brierley Conservation Area as well as falling within an area of green belt. Along with premises located to the north of Common Road, land of Bollingbroke House falls within the Brierley Conservation Area, which encompasses the rear of the Bollingbroke House, and their neighbouring properties to the south of Common Road. Brierley Conservation Area does not contain a dominant building form, or show a consistency of character. The heart of Brierley village has been designated as conservation area for its varied character and local interest, including pre 19th Century stone buildings, early 19th century stone and slate buildings such as Brierley Hall, and early 20th century red brick houses. Adjacent to the Bollingbroke House is Lindley House, a stone built detached building with the appearance of mock castle.



Picture 1:Brierley Church Built in 1869



Picture 2: Brierley Hall Grade II Listed Building

The land to the south of the Common Road is open countryside used as open pasture, and falls within the designated green belt of Barnsley. Bollingbroke House, however, does not appear to be visually intrusive within the greenbelt, due to the sloping nature of the site (Bollingbroke House is approximately 2 metres below the level of Common Road) and the screening from existing mature trees, high hedge and 1.5 metres high stone boundary wall along the site boundary on Common Road. There are significant numbers of trees along with other vegetation occupying the site and providing a natural screening to the existing building from the views of Common Road and neighbouring land. These trees are generally of good quality, providing significant visual amenity both as a group and as individual specimens.

In terms of topography, the land of the Bollingbroke House shows a sharp sloping nature, with the existing building sited 2 metres below the level of Common road, with a fall of a further 12 metres down to the rear boundary.

Bollingbroke House, one of the larger houses within the village, was built soon after World War II. The building was originally utilised as a residence for the owner of nearby brickworks. The building is pleasantly proportioned with brick elevations under a hipped, slate roof. The existing property being predominately a conversion with extensions was arguably adequate at the time it was converted for its purpose as a Care Home but with the improvements in standards and expectations for living standards in the 21st Century, has now effectively passed its usefulness. We consider that it now requires re-development in order to ensure its commercial survival. The main problems with the existing building relate to:-

- Bedrooms without ensuites
- Small bedrooms
- Narrow corridors
- Generally poor standards of accommodation

We believe these shortcomings need to be addressed in order for a care home use to survive for much longer.

DWA Architects Ltd. are specialists in the Care Home sector and have been employed to produce designs for a Care Home which would be appropriate and suitable for this site and to ensure its use into the future.

1.2 The Basic Requirement

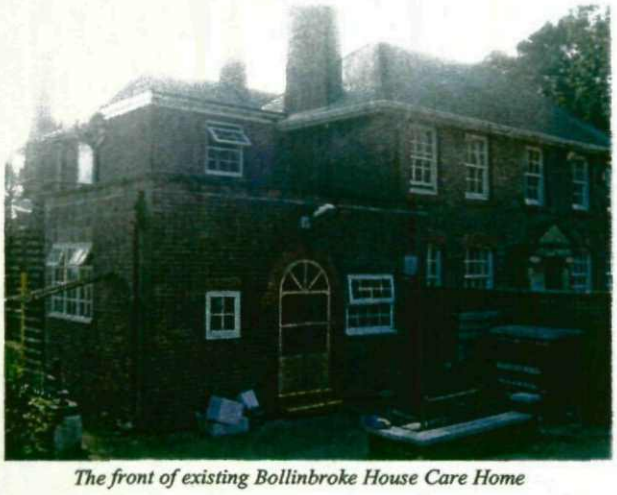
As far as the development of a Care Home is concerned specific requirements include:

- The home should be in full compliance with the National Minimum Standards which are controlled by CSCI but in the 21st Century all operators seek to exceed the minimum standards in order to achieve future proofing and at the same time provide a facility which is fully in line with the expectations of its residents. It should be noted that there are various documents in circulation which suggest that the standards should be further increased to bedrooms of 14 or 15 sqm.
- Ideally a home should be in the region of 60 beds, this being considered by many operators as being the minimum size to secure viability.
- Each floor of the Care Home should be fully autonomous and broken down into smaller units so that it is both homely and can provide for differing categories of care, thereby giving an appropriate flexibility to cope with change in the future.
- There should be parking provision based on a nationally recognized standard of 1 space per 4 beds.
- There should be gardens directly accessed from the Care Home and which are secure as it is highly likely that some if not all residents will be living with dementia, hence the need to provide a wholly safe environment in which to live.

The Care Home design forming this proposal has embraced all of these basic requirements in the way it has been planned and laid out.



The front of existing Bollinbroke House Care Home and its car park



The front of existing Bollinbroke House Care Home



Existing Bollinbroke House Care Home viewed from the grounds.

1.3 Site and Other Design Constraints

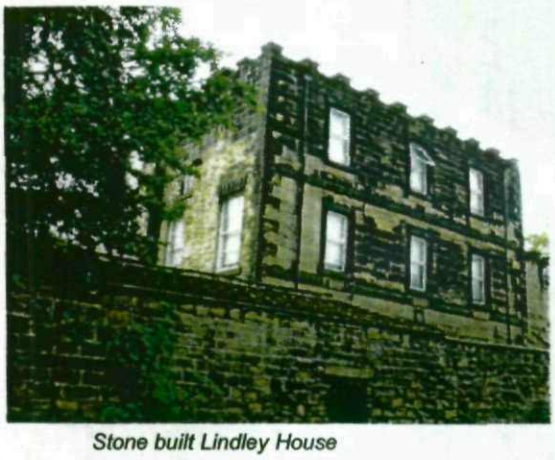
The generally recognized constraints and influences on the design and its development are:

- The fact that the site falls within an area of green belt and that the preservation of openness becomes a key issue recognising that a new –build care home represents ' inappropriate development' within the meaning of PPG2. This statement goes on to deal with the presence of 'very special circumstances' at paragraphs 4.
- The fact that the site is in the Brierley Conservation Area. The issue of preservation or enhancement of the conservation area is also dealt with at paragraph 4.
- The location of the existing vehicular access onto the site being from Common Road at its western corner has been retained in this position.
- The existing trees on the site which are to be retained with regard also being given to their root protection areas.
- The site being of a sloping nature which will result in the need to step the proposal down the hillside in order to create a suitably compact design.
- The sloping nature of the site resulting in the need to create a series of stepped floors to ensure that the massing of the building remains small scale and appearing outwardly as being predominantly of 2 storeys.
- The plan form relationship to the existing Care Home on the site resulting in the new building being set in very much the same position as already existing and as a consequence is located considerable distances from the

only adjacent property to the west to respect privacy and overlooking so this is not a problem.

The height of other properties immediately around the Care Home site effectively dictating that the development appears as being no more than 2 storeys to its frontage facing Common Road. To the rear however, levels enable a taller building without detrimental visual impact.

- The shape of the site being rectangular and by being bounded on one side by the main road combined with the position of the vehicular site access point and resultant parking at the northern end of the site dictates that the plan form also be rectangular shaped.
- It has been agreed with the Council's officer that the site's particular characteristics would enable a contemporary solution to the building's design. It is considered that such an approach whilst 'of its time' would still be capable of making a positive contribution to the visual character of Brierley Conservation Area.
- The redevelopment of the site creates the opportunity for the utilisation of relevant styles and designs as a coherent whole, whilst recognising the influences of its immediate context.



Stone built Lindley House

1.4 The Design of the Care Home

The Care Home design has been developed from first principles taking full and due account of the site and design constraints set out earlier in this report.

The key elements of the design are as follows:

- The vehicular site access point has been re-utilised given that it's likely to provide the optimum visibility at the junction with Common road. There will be some modification of the car parking area on this part of the site to achieve an adequate and appropriate layout as well as incorporating a safe ramped and protected pedestrian access from Common Road.
  The footprint of the porposed building will be broadly rectaliner reflecting the site's slope. Material will strongly relate to traditional materials used on other buildings in the Village, namely natural stone as a base. These materials will be applied mainly by utilising a smooth faced regular coursed natural stone as a base to the proposed building and to a significant proportion of the main frontage which, coupled with the use of render panels under a flat roof, ensuring a quality contribution to the village will be created.



Stone built houses in Brierley

- The height of other buildings around and the fact that the Care Home plan is set considerable distances from other buildings results in the building having the appearance of a two storey structure, even when it is actually taller.
- The proposed Care Home has 12 beds on each of the two lowest floors, 19 beds at ground floor, and 17 beds at first floor such that each floor is fully autonomous enabling each to cater for different categories of resident and optimize staffing numbers.
- The Care Homes design proposes the creation of pairs of rooms (or individual rooms) with projections and set backs both in plan and elevation to create an interesting overall form. The objective has been to create a building of interest rather than being a simple monolithic block unrelated to the locality.
- The design by being of 2 storeys to its frontage facing Common Road is in effect no higher than the existing building on it. In fact as a consequence of it having a flat roof (Sedum covered) enables it to be considerably lower than the existing building .
- It is considered that the site lends itself to the creation of a building which stands out on its own merits utilising a modern and contemporary contribution to the area. The design nevertheless utilises a range of materials which draw their inspiration from pattern of buildings within the core of the conservation area.
- The steeply sloping nature of the site provides the opportunity of creating a building which steps down the hillside to create a building which is nowhere higher than 3 storeys and predominately appears outwardly as two.
- This sloping site nevertheless makes it difficult to create readily usable gardens. This has been overcome by creating a courtyard garden enclosed on 3 sides at the lowest level, a series of small gardens immediately around the outside and adjacent to the building plus protected balconies at lower ground floor and ground floor. At first floor a roof garden has been created utilising the flat roofs of the building.
- Materials which are proposed to be used are a mixture of smooth faced regular coursed natural stone, cedar boarding and render to the facades assembled in a manner which we believe creates a coherent whole. There will be a series of flat roofs, either sedum covered or finished with a single ply sheet membrane material.
- The careful use of colour with the different materials selected to help create a coherent design which is appropriate to the site.
- The use on parts of the façades of large glazed sections both helps break up the elevation and at the same time helps accentuate different internal uses in the building.

- The small loss of garden space on the site as a whole is more than compensated by the formation of roof gardens and terraces at the upper levels which are also more readily and directly accessible from the rooms on the upper floors rather than having to use the lifts and stairs. The existing gardens are in fact very little used because of their limited accessibility.



Existing Care Home from Common Road



Proposed Care Home from Common Road

Relevant Planning Policy

2.1 Barnsley Unitary Development Plan

Currently, the Barnsley MBC's Local Development Framework is still under preparation in accordance with the Planning and Compulsory Purchase Act 2004. The statutory development plan in Barnsley thus remains the Barnsley Unitary Development Plan (adopted in 2000), which is used by Development Control to make decisions on individual planning applications. Following the direction of Secretary of State, most of UDP policies remain saved but will eventually be replaced by Local Development Framework. In relation to the proposed development at land of Bollingbroke House, the following criteria are considered the most relevant:

1) Type of development and location

As described above, the land of the Bollingbroke House falls within the designated Greenbelt of Barnsley. The Council Green Space Policy GS7 states development within the Greenbelt would not be permitted unless it maintains the openness of, and does not conflict with the purposes of including land in the Greenbelt.

Policy GS8 deals with the construction of new buildings within area of green belt. It states that new buildings are appropriate when associated with:

- Agriculture or forestry
- Essential facilities for outdoor sport or outdoor recreation, for cemeteries, or for other uses of land which preserve the openness of the Greenbelt and which do not conflict with the purposes of including land in it
- The replacement of existing dwellings in compliance with policy GS8E

Policy GS8E considered to be of relevance here, states that replacement buildings need not been seen as inappropriate development if the replacement does not have a greater impact on openness then the one it replaces.

Greenbelt areas, in accordance to the national planning guidance and local development plan, perform specific purposes, including retaining attractive landscapes and enhancing the landscape near to where people live. In accordance to Policy GS9, the visual amenities of the Greenbelt should not be injured by proposals for development within or conspicuous from the Greenbelt, which might be visually detrimental by reason of their location, siting, scale, design or materials.

The majority land of Brierley village including the application site falls within the designated conversation area. In considering proposals for development in or affecting conservation areas, the Council will judge new development against a number of criteria in Policy BE1. These seek to ensure that the valuable architectural and visual quality of the conservation area is retained, thereby preserving its existing character and appearance.

The new development within the conservation area, in accordance with Policy BE1A, should be of the highest quality of design and materials, to enhance and preserve the character or appearance of the conversation area. Further, careful consideration should be given for the proposals involving the demolition of the buildings and walls within the conservation area.

2) Community Facilities

In terms of the proposal for the development/redevelopment of community facilities, including health care, social services, community centres, education facilities, etc. The Council's objective is to encourage the provision of community facilities within areas having demonstrable social needs; and protect community facility land from other types of development. The provision of community facilities, according to Policy CF1, will be encouraged where they:

- Meet community needs
- Are convenient and accessible to pedestrians, cyclist and users of public transport
- Have adequate car parking and access arrangements
- Are compatible with adjoining uses and do not adversely affect residential amenity.

Also, land currently in community use will remain so during the Plan period, in accordance with Policy CF1.

3) Access and Transport Impact

Strategically, Barnsley UDP policy T2 – Development and The Highway Network aims to reduce the detrimental effect on the existing highway network, by assessing the traffic generation of the new development scheme against the capacity of the local highway network. Planning permission should be refused if the existing highway network cannot satisfactorily accommodate the traffic caused by the development, unless the developer agrees to take full responsibility for any necessary improvements to upgrade the highway network to a suitable standard. Further, a planning obligation under Section 106 of Town and Country Planning Act 1990 maybe sought requiring an appropriate contribution from the developer to the cost of the works and measures.

In terms of public transport, Barnsley MBC promotes the use of public transport for new development within the local area to reduce the usage of private cars. Policy T14 - Public Transport Access to Development requires the proposals to include measures to facilitate access to, and where appropriate by public transport services.

Finally, in terms of parking standard, Barnsley Parking, Policy T22 states that new development shall be provided with no more car parking, servicing and manoeuvring space than is necessary to ensure there is no significant adverse impact on highway safety, local environment and amenity of local residents, and vitality and viability of shopping and commercial centres. The Transport Assessments and Travel Plans SPD (adopted in 2005) sets out the formulation of parking standard within the region, which suggests that maximum parking standard for care/nursing home as 1 space per 3 non-residential staff plus 1 space per 3 beds for visitors.

2.2 National Planning Guidance

At national level, PPG2 – Green Belts, PPG15 – Planning and Historic Environment would be the most relevant to this proposal. Further, PPS1 is also considered to be important.

PPG2 address the function of the Greenbelt and the protection of those open green spaces, by discouraging 'inappropriate development' except where any harm is outweighed by 'very special circumstances'. With regard to replacement of the building within statutory Greenbelt, PPG2 notes that the replacement of existing dwellings need not be inappropriate, providing the new dwelling is not materially larger than the dwelling it replaces. It is for the applicant to demonstrate a very special circumstance that the level of harm to the openness and amenity of Greenbelt is limited.

With regard to the redevelopment scheme involving demolition of the buildings within designated conservation area, Para 4.27 states the general presumption should be in favour of retaining buildings, which make a positive contribution to the character or appearance of a conservation area. Where a building makes little or no such contribution, the local planning authority will need to have full information about what is proposed for the site after the demolition. Consent for demolition should not be given unless there are acceptable and detailed plan for any redevelopment. PPG15 acknowledges that many conservation areas contain gap sites which make no positive contribution to the character of conservation areas. Their replacement should be stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area. In terms of new development , PPG15 suggests that local development plans would need to be drawn up to allow the area to remain alive and prosperous, and to avoid unnecessarily detailed controls, but at the same time ensuring that any new development accords with the area's special architectural and historic interest.

Finally, PPS1 – Delivering Sustainable Development addresses sustainability issues in the development process, by encouraging the reduction of need to travel and bringing forward sufficient land of suitable quality in appropriate locations. This is to meet the expected need of housing and community facilities, and taking into account issues such as accessibility and sustainable transport needs, and for the provision of sufficient infrastructure.

3. Planning History and Pre Application Meetings

Over the years, Bollingbroke House has experienced a series of conversions and extensions, including extensions to the side and rear of the building, when it was a private dwelling. In 1990, a planning application (B/90/0066/HR) for conversion and extension to the Coppins to form a residential nursing home was granted planning permission by Barnsley Metropolitan Borough Council. The Coppins has been utilised as a nursing home since then.

Between May and November 2008, this proposal was the subject of a series of pre-application meetings with the officers of Barnsley Metropolitan Council and Barnsley Development Agency. These meetings discussed the principle of the redevelopment of Bollingbroke House, its impact on the character of the green belt and the conservation area, and the presence of "very special circumstances" that might justify such development.

4. The Presence of Very Special Circumstance

4.1 By reference both to PPG2 and Policy GS8 of the adopted UDP, it is recognised, for the applicant that these proposals represent inappropriate development requiring very special circumstance for their justification. Though the discussion referred to under paragraph 3 above we believe such circumstances have been developed which we believe clearly outweigh any harm to this area of green belt. We consider that these circumstances fall into 4 categories:

- The extent to which any harm is outweighed by the proposals, contribution to the character of the conservation area.
- How the site has been exploit to minimise impacts upon openness – the degree of harm.
- The contribution the development would make to local employment within an area of relative deprivation.
- The level of demand for the specialist facilities on offer.

4.2 Contribution to the character of the conservation area

S.72 of the 1990 Town & Country Planning Act requires that in assessing planning applications, LPA's give consideration to whether a proposal would preserve or enhance the appearance of that area.

It is thus clear that the Council would need to give careful consideration as to what would replace the care home formerly known as The Coppins.

In any realistic assessment of Brierley Conservation Area it is likely that it would be concluded that the village possesses a mixture of buildings representing two eras - a largely pre-industrial rural character, with a predominance of stone buildings, and a post-industrial time typified by brick and slate terraces. From the former, a mixture of farm buildings and cottages largely two storey, along with the elegant stone Parish Church and Manor House, dominate the heart of the village along Church Street. On the other hand, the later period is characterised by typical brick and slate roofed terraced houses, laid out in a generally gridiron fashion. In addition to these neat terraces, some of which have shallow front gardens defined by brick boundary walls, there are a range of commercial properties and institutional buildings.

These later buildings almost certainly date from the late nineteenth, early twentieth century and are likely to have catered for the needs of the burgeoning population drawn in particularly by the expanding coal industry.

Of note here is the Brierley Village Church which is located towards the southern end of Church Street. This is a simple but elegant 1½ storey building in brick and render with small elements of mock Tudor half timbering. It has an attractive, expansive rosemary tiled roof and deep windows which evidence its institutional character. Standing slightly above the level of Church Street, we believe it adds significantly to the character of the conservation area.

A further feature of the conservation area which adds to its character is the presence of boundary walls whether in brick or grit stone and which create a sense of enclosure to the highway network.

Turning to Bollingbroke House itself, this sits at the southern end of the village just to the east of the junction of Common Road and Church Street. Characteristically the care home also sits behind a strongly defined boundary wall which is approximately 1.5 metres high. Further, to the rear of this, the site is heavily treed making views of the care home only fleeting through the gaps in the canopies of the trees.
Bollingbroke House probably dates from the mid twentieth century and is built in brick under a hipped, slate roof. Architecturally, it is something of a hybrid with multi-paned windows borrowing their proportions from Georgian / Victorian sashes. Immediately to the west of the main house is an attached, two storey extension, also in brick under a hipped slate roof. Whilst similar in proportions to the host building, the extension lacks the fenestration detailing of the original building.

Overall we would contend that the existing care home contributes little to the character of the conservation area. The building's architecture is restrained and sober such that it could hardly be said to enhance the area. In our view therefore, its loss is unlikely to detract from the character of the town.

The discussion referred to in paragraph 4 have prompted a number of potential approaches to the redevelopment of this site. In the end, the adopted approach has been to produce an unashamedly contemporary building rather than a pastiche of any particular building period for the conservation area. As already explained, we considered that Brierley village conservation area displays a range of architectural forms, which both pre-date and post-date the industrial revolution. Each era is represented by its own, largely typical architectural form, whether in terms of materials or architectural style. For this reason, it was felt that similarly the new Bollingbroke House should be 'of its time' and reflect the architectural confidence of this contemporary period. Nevertheless, the selected materials sensitively reflect the range of material found in Brierley, noticeably the render panels and the use of dressed stone. In our view, a building which adheres to this contemporary idiom, is of appropriate proportions and of a scale which sits easily in relation to its context will clearly enhance the character of the conservation area. In contrast, we believe that the existing building, with its extensions and addition which have served to detract from its proportions, makes only a neutral contribution. Further the applicants would point to the quality of one of their existing contemporary houses, Priscilla Wakefield House in Tottenham (which gained 1st prize in the 'Caring Businesses and Pinders Health Awards for Contemporary Design in 2008) – also designed by DWA Architects. They believe this building is an exemplar for what could be achieved in Brierley.

Our conclusion therefore is that the redeveloped Bollingbroke House would actually meet the test laid down by statute and enhance the character of the conservation area. In turn we believe this positive contribution needs to be weighted in the overall planning balance in reaching a decision.

4.2 How the site's development minimises any impact upon openness

Whilst there has never been any dispute that a replacement nursing home would comprise "inappropriate" development within the meaning of PPG2, we nevertheless consider it a material consideration as to the degree to

which the proposed would maintain openness. Indeed and Policy GS7 of the adopted UDP states that development within the green belt will not be permitted "unless it maintains the openness of (green belt)".

Further Policy GS8, which deals with the construction of new buildings within areas of green belt, also talks, at criteria B7 of the need to preserve openness and ensure that development does not conflict with the purposes of including land in it.

As a consequence we consider that the degree of harm to the green belt is a material issue in assessing the very special circumstances need to outweigh it. Thus, if the degree of harm is not significant, then we consider that the burden placed on very special circumstances is proportionately reduced. In our view, the level of harm in this instance is light. Views of the building from Common Road area fragmented and disrupted both by the boundary wall and the high level of mature planting. The building would be of the order of 2 metres below the level of Common Road and its two storey north facing elevation would be no larger than the existing building. Further, the successor building would be materially wider (although no wider than the existing building) than the larger rear projecting wing, effectively screening this element completely from public view. The fall in the site, which is illustrated in the topographical survey would again ensure that little would be seen from Common Road save for the front façade.

So far as other vantage points are concerned it has been established previously that there are no public footpaths located to the south of Bollingbroke House, in open countryside and therefore no opportunity for the public to view the site from that vantage point. The submitted drawings notably the south western elevation, effectively a section through the site, illustrate how the characteristics of the location have been harnessed to minimise the new building's impact. It would be difficult to see the contemporary element of the care home even from neighbouring properties to the west which is heavily screened from the Bollingbroke House site.

Whilst it is not in dispute that the proposal is a larger building than that existing, it remains a continuation of the lawful C2 use of the site. Whilst falling within the green belt it is also a part of the settlement of Brierley, hence its inclusion within the conservation area.

We consider that in any assessment of harm to the green belt as required by PPG2, there must be an appraisal of how openness would be affected, in each instance. Here we believe, and we would argue the submitted material illustrates, the level of harm is quite limited with members of the public struggling from the only obvious vantage point, namely Common Road, to establish that the new building is larger than its predecessor. We believe this issue of limited harm to be a further special circumstance which needs to be weighed in the decision making balance.

4.3 The potential contribution the development could make to employment needs within the locality

Since May this year, the applicants and their agents have sought to discuss ways in which a care home of 60 beds employing a minimum of 59 staff might contribute to economic renaissance within an area of deprivation. Not only has a dialogue been established with the Council's Development Agency, but aspects of employment recruitment and training have also been discussed with other bodies such as Job Centre Plus and the Dearne Valley College. From these discussions we believe we have established a strategy which will enable the care home to dovetail in with the needs of the Brierley/Cudworth/Shafton and Grimethorpe area.

The backdrop to this aspect of the care home proposal is the economic and social circumstances which prevail in Barnsley as well as the Brierley ward area (which includes Grimethorpe and Shafton). The following statistics drawn from material published by the Barnsley D.A. give something of a flavour of this context:

2001 census data:

	England	Barnsley
In employment	63.2%	56.3%
Not in employment	36.8%	43.7%
Unemployed	3.3%	3.9%
Permanently sick or disabled	5.3%	10.4%
Retired	13.59%	15%

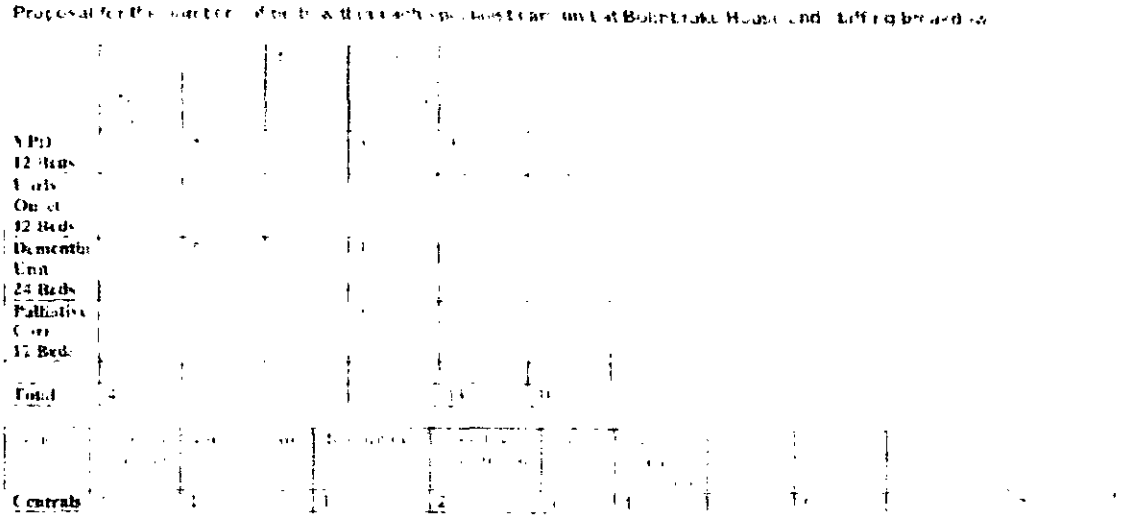
In 2006, updated statistics for Grimethorpe/Brierley/Shafton compared to Barnsley indicate as follows;

	G/B/S	Barnsley
Economically active	63.6%	73.1%
Unemployed	8.9%	6.2%
Long term sick/disabled	13.79%	10.4%

Turning to the age profile of this ward, the Self Assessment published by the Grimethorpe Regeneration Agency in March 2008 shows that the percentage of the population over 65 will grow from 17% to 23% by 2029 taking it above the national average. The executive summary of the aforementioned document makes the following pertinent comments at paragraph 2.3:

"Whilst measures are improving and the gaps are narrowing the area is still demonstrating significant deprivation." t goes on ... "The area will continue to need priority in certain aspects of Borough priorities ..... this is particularly the case in terms of educational and social development of the area to ensure local people can work and live in the area creating a sustainable community."

The proposed care home at Bollingbroke House would represent a £3.6 - £4 million pound investment (in terms of build cost) bringing with it 59 jobs which would operate over 3 shifts.



4.4 The level of demand for the specialist facilities on offer

As explained under paragraph 4, the 60-bed care home will actually be formed into semi-autonomous units, which will be devoted to specialist area of care. These will be as follows:

12-bed YPD unit
12-bed early asset dementia unit
24-bed dementia care unit
12-bed palliative care unit

The operator's expectation is that these facilities will be matched to needs, both within Barnsley and Yorkshire at large. They believe that the impact of CSCI regulations has been to drive up expectation of standards of care by those purchasing them.
Whilst the applicants recognise that Barnsley MBC's emphasis is understandably on keeping older people supported in their own homes, this development is proposed in recognition that:

- There will always be a stage at which in a person's life it proves necessary to move to an environment where they are able to receive on-site care and support provided "round the clock".
- This local need is further increased by a growing population of older people. The latest Joint Strategic Needs Assessment (JSNA) for Barnsley' notes:
- "Significant increase in the 65+ and 75+ age groups, higher than the national average. The percentage of the population over 65 will increase from 15% of the population to 23% by 2029. People over the age of 65 are far more likely to require health and social care support services and this projected growth in both numbers and percentage terms will require planning for. The increase in the 75+ population is higher at 66.1% again slightly higher than the national average of 60%"
- Clearly the expansion in the proportion of older people who require support is reflected in neighbouring local authority areas throughout the county and within the sub-region; although this growth in numbers reflects a national trend, it is particular relevant to mention, because Flagstaff Two has had confirmation that spot referrals from other nearby areas are likely to be made and will further look to develop relationships and block funding arrangements as authorities require, particularly across Yorkshire.
- Additionally, Bollingbroke House is a re-provision of registered care beds with some increase in bed numbers rather than a completely new care home.
- The facility will be "state of the art" and a highly desirable place to live, delivering high quality care (we have previously won the prestigious "Pinders Caring Business healthcare Design Award 2007 for the Priscilla Wakefield Care Home in Tottenham), whilst also receiving "good" ratings locally from CSCI inspections.
- There is thus a real possibility that older people will choose the newly developed Bollingbroke House in preference to older style services or care homes.
- Will provide a more valuable community resource than general needs housing which would be the alternative

use for the building.

- The focus of the development also meets the needs of people who meet the eligibility criteria to receive social services within Barnsley (the threshold to meet services is that people's needs must be either "critical " and "substantial")
- We are acutely aware of the drive to transform social services and offer individual choice and control. We are planning to offer a "core" service of care and support to keep people safe and well together with a "menu" approach with a range of other services and levels of support to reflect people's choices and wishes.

5. Conclusion (in relation to Very Special Circumstance)

5.1 The redevelopment of the former Coppins Care Home would provide the opportunity to provide CSCI compliant accommodation which would help meet certain specialist needs such as early onset Dementia and Young People with Disabilities (YPD) provision. Our analysis suggests unmet need within these areas. Since the change in the regulatory climate and the establishment of National Care Standards, it is proving increasingly difficult for homes not meeting the latest criteria (in terms of room sizes, en-suite provision etc) to attract future residents. There is thus strong upward pressure to provide compliant accommodation that responds to the changing needs of the locality. This is at the heart of the applicants' plans for Bollingbroke House. The danger is that without these radical changes in the service provided, elderly care provision from this site would cease.

5.2 Whilst acknowledging that the site falls within statutory green belt, the applicants consider that they have demonstrated the presence of very special circumstances, as described above, which they believe clearly outweigh the limited harm resulting from this proposal.

6. ACCESS

6.1 Accessibility

The property and indeed the site as a whole is intended to be constructed with due regard for the provisions of the Disability Discrimination Act and in full compliance with the Approved Document Part M of the Building Regulations. Should the need arise in the course of the design development to depart from that guidance, a detailed Access Statement will be prepared to justify the alternative provision. However the design has already reached a relatively advanced stage and no such departure is envisaged at present.

6.2 Pedestrian Access

All footpaths will be nominally flat and level with smooth surfacing and of sufficient width to satisfy Part M of the Building Regulations. The driveway and footpath running from Common Road to the car parking area provides a level surface for pedestrian access giving level construction from this area to the entrance via the public footpath or direct into the building.

6.3 Vehicular Access to the Site

Access for vehicles to the site is direct from Common Road. Adequate setting down space and parking spaces for disabled persons laid out in accordance with Approved Document Part M guidance is included adjacent to the building entrance. Cycle spaces are provided adjacent to the building in support of the established local cycle network.

6.4 Building Entrances

Access to the property is designed to provide a single entry from Common Road into the car park. The main entry into the building will be set to the centre of the larger projecting gable of the frontage for visitors which will also be for staff and service deliveries but supplemented by the ability to also use a side entrance on the eastern gable end and internally via the staircase and lift which serves the basement and lower ground floor. The single main entry is located to provide appropriate control. The main entrance is sited centrally on the western projection on the main frontage, with strong detailing to provide a dominant feature to lead visitors into the building. Visitors, residents and staff pass through a welcoming glazed lobby space before entering into a large comforting foyer.

The welcoming space principles are continued into the building. The principle entry point being set to one side of the main frontage in the projecting gable acts as an internal nodal point of the development, with its visibility enhanced by the careful use of materials. The main entry into the building with various control measures, via the main foyer, assists in the running of the care home making it a safe and secure place to live for the residents. Visitors are welcomed in the foyer space by staff and escorted to the relevant area of the home in order to respect the privacy and personal space of the homes residents.

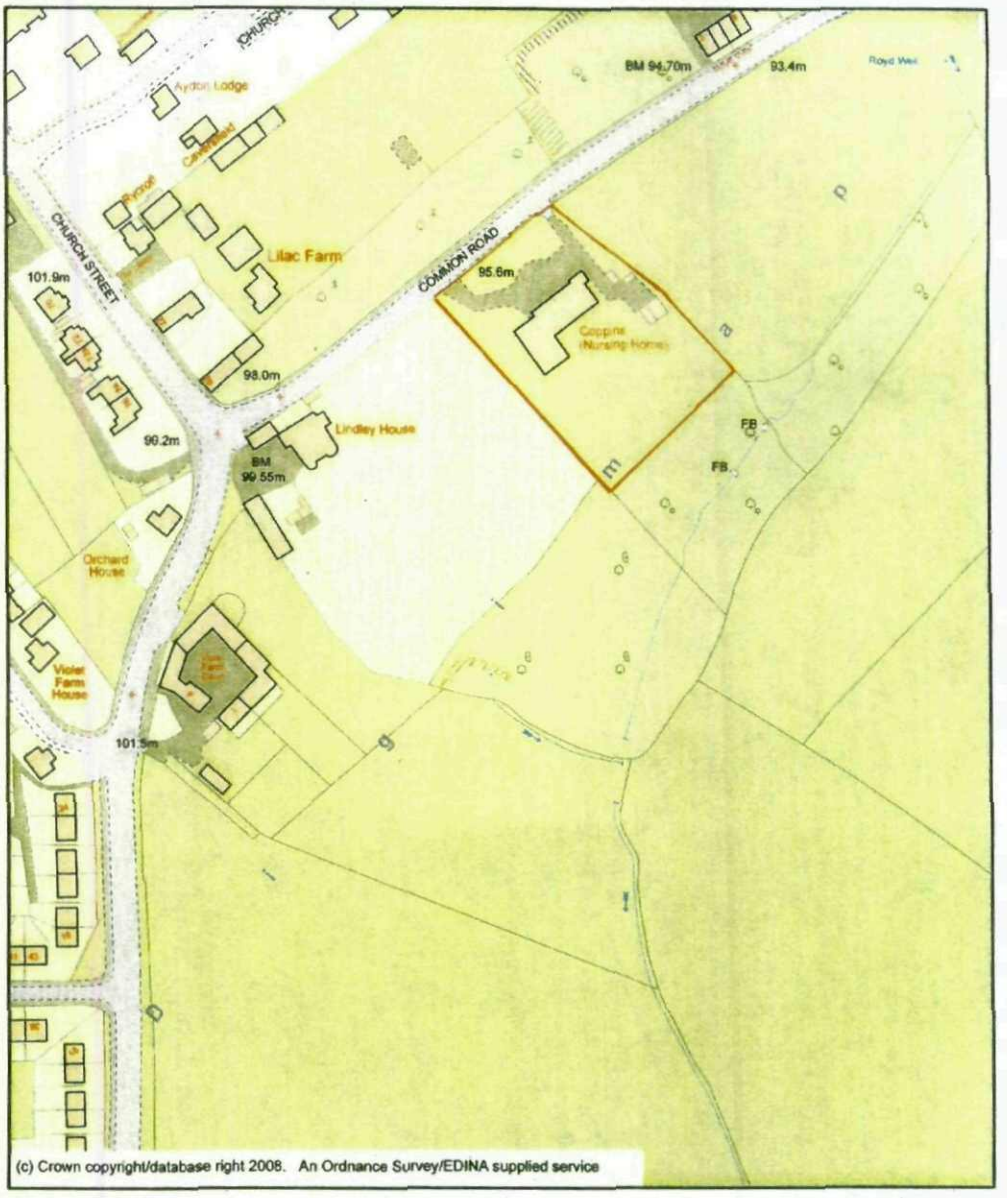
6.5 Internal Access

Internally the care home will be designed to include various colours, textures and aromas to enhance the residents' experience especially those of limited vision. Signs will have raised lettering etc, different floor

textures will be adopted at notable areas or areas of transition, contrasting colours will differentiate building functions, etc.

The home has been planned for disabled access throughout with each floor being on one level plane. There are two lifts provided and located in strategic positions, one adjacent to the entrance and the other more centrally within the building. All door widths will be of sufficient width to satisfy Part M of the Building Regulations. All rooms have been planned for use by wheelchair users though not necessarily all residents would be disabled.

Bolingbroke House



Scale 1:2500

0 20 40 60 80 100 120 140m

This map is drawn on the GB National Grid

Heights (if given) are in metres above Newlyn datum. The representation of a road, track or path is no evidence of a right of way. The alignment of tunnels is approximate.

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Arboricultural Report

Prepared for: John Stockill
DWA Architects
39 Blossom Street
York YO24 1AQ

Subject: Trees at
The Coppins
Common Road
Barnsley

Prepared by: Bruce Hatton
Dip. Arb. (RFS). F. Arbor. A.

Report No: 1528

Date: 30th July 2008

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1528

25th July 2008

ARBORICULTURALIST'S REPORT

Terms of Reference

1.1 This report was requested by John Stockill of DWA Architects, 39 Blossom Street, York, YO24 1AQ.

1.2 The instruction was confirmed by letter dated 8th July.

1.3 I was instructed to carry out an inspection of trees at The Coppins, Common Road, Barnsley, S72 9EA.

1.4 My report is to cover the species, age, dimensions, health, recommendations for any remedial work and suitability for retention in relation to any development that may take place and to include root protection areas for each tree.

Limitations

2.1 The content of this report is valid for a period of three years from the date shown above.

2.2 The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by the author.

2.3 This is an arboricultural report and as such, no reliance should be placed on comments relating to buildings or soil data.

2.4 This is not a full arboricultural survey. This can be supplied but will be subject to a further fee. Any safety implications identified during the inspection are of course noted within this report.

2.5 My observations and comments are based upon experience with previous cases. I have no formal engineering qualifications.

2.6 The inspection was undertaken from ground level.

The Site

3.1 This site is the gardens of an existing nursing home, once formal but now over-grown and unkempt.

3.2 I carried out the survey on 21st July 2008 and collected data regarding trees and vegetation includes the species, age class, dimensions, condition and category for retention. Height data was gathered using a laser clinometer. DBH (diameter at breast height) was measured using a metric girthing tape. Age and condition was estimated by examining the trees.

Discussion

4.1 The integration of trees within a development relies heavily on careful planning when locating properties and retaining trees nearby. Provided these points are considered, a harmonious relationship between people, their houses and gardens and existing trees is possible.

4.2 The thirty trees or groups of trees have been categorised according to Table 1 of BS5837 : 2005 Trees in relation to construction - Recommendations:

Category	No of Trees	Definition
A	None	Those of high quality and value: in such a condition as to be able to make a substantial contribution.
B	One	Those of moderate quality and value: those in such a condition as to make a significant contribution.
C	Twenty Seven	Those of low quality and value: currently in adequate condition to remain until new planting could be established, or young trees with a stem diameter below 150mm.
R	Two	Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.

4.3 Any development proposal should consider that trees identified as retention categories A, B or C are generally those that should be retained. However, category C trees will usually not be retained where they would impose significant constraint on development.

4.4 Each tree to be retained within a development site warrants protection. The British Standard BS5837 : 2005 Guide for Trees in Relation to Construction gives clear guidance as to the Root Protection Area (RPA) using Table 2 of the document. The attached tree schedule provides the RPA radius for each tree as well as the area in m^2.

4.5 There are however above ground constraints that may limit development close to trees. This includes the crown spread of the tree and, in some cases, it may be necessary to increase the extent of tree protection barriers to contain and thereby protect the spread of the crown. This consideration should also allow for future growth. Additional considerations are the obstruction of sunlight or daylight to the development.

4.6 The following appendices are attached to this report:

A Retention Categories
B Root Protection Areas
C Trees and Construction
D How tree roots can be damaged during construction
E How to avoid damage to trees during construction

Conclusion

5.1 The tree stock is fairly limited and of generally low quality, particularly those in the rear garden.

5.2 The most significant trees from an amenity point of view are those at the front of the site, adjacent to the road. These should be retained and carefully protected throughout any development.

5.3 The trees along the eastern and western boundaries which are outside the curtilage must also be afforded appropriate protection.

5.4 Should development of the site take place, any trees that are retained should be protected with protective fencing in line with BS 5837 : 2005 Trees in relation to construction : Recommendations, at the distance specified for the Root Protection Areas in the attached schedule.

5.5 Prior to commencing any arboricultural work to the trees, it is essential to liaise with the Local Planning Authority as they may be protected by a Tree Preservation Order or within a Conservation Area.

5.6 Any arboricultural work should be carried out by a competent arborist in line with BS3998 British Standards for Tree Work. Should you require details of suitably qualified contractors, the Arboricultural Association maintains a list which is available by calling 01794 368717 or via their website (www.trees.org.uk).

Should you have any questions or require any clarification, please do not hesitate to contact me.

Yours sincerely

Bruce Hatton
Dip. Arb. (RFS). F. Arbor. A

TREE SURVEY at THE COPPINS, BRIERELY, BARNSLEY by BRUCE HATTON - 21st July 2008

Tree No	Species	Height (m)	DBH (m)	Branch Spread (m)		Crown Clearance (m)	Age	Physiological Condition	Structural Condition	Comments	PSULE (yrs)	Retention Category		RPA radius (m)	RPA (m^2)
1	Fagus sylvatica 'Purpurea' Copper Beech	11	0.570	N	5	2	Mature	Good	Good		40+	B	1	6.8	147.0
				S	5										
				E	5										
				W	5										
2	Prunus sp (Cherry)	9	0.270	N	3	3	Mature	Average	Average		10-20	C	2	3.2	33.0
				S	4										
				E	3										
				W	4										
3	Group of Prunus sp (Cherry)	7.5 avg	0.300	N	3	2 avg	Mature	Average	Average	Stem diameter is for the largest tree in the group.	10-20	C	2	3.6	40.7
				S	3										
				E	3										
				W	3										
4	Prunus sp (Cherry)	6	0.300	N	3	3	Mature	Average	Average	Large broken limb.	10-20	C	2	3.6	40.7
				S	3										
				E	3										
				W	3										
5	Prunus sp (Cherry)	7	0.450	N	3	5	Mature	Average	Average	Stem diameter measured at base. Twin stem.	10-20	C	2	4.5	63.6
				S	3										
				E	3										
				W	3										
6	Acer pseudoplatanus (Sycamoer)	16	0.750	N	5	3.5	Mature	Average	Average	Stem diameter measured at base. Twin stem.	10-20	C	2	7.5	176.7
				S	5										
				E	5										
				W	5										

TREE SURVEY at THE COPPINS, BRIERELY, BARNSLEY by BRUCE HATTON - 21st July 2008

Tree No	Species	Height (m)	DBH (m)	Branch Spread (m)		Crown Clearance (m)	Age	Physiological Condition	Structural Condition	Comments	PSULE (yrs)	Retention Category		RPA radius (m)	RPA (m^2)
7	Acer pseudoplatanus (Sycamoer)	16	0.500	N	4	3.5	YM	Average	Average	Stem diameter measured at base.	10-20	C	2	5.0	78.6
				S	4										
				E	2										
				W	4										
8	Crataegus monogyna (Hawthorn)	6.5	0.310	N	2	2	Mature	Average	Average		20-40	C	2	3.7	43.5
				S	2										
				E	2										
				W	2										
9	Pseudotsuga menziesii (Douglas Fir)	9	0.270	N	1	3	Young	Average	Average	Contorted stem.	20-40	C	2	3.2	33.0
				S	1										
				E	1										
				W	1										
10	Fraxinus excelsior (Ash)	17	0.270	N	3	6	Young	Average	Average		20-40	C	2	3.2	33.0
				S	3										
				E	3										
				W	3										
11	Fraxinus excelsior (Ash)	17	0.280	N	3	5	Young	Average	Average		20-40	C	2	3.4	35.5
				S	3										
				E	3										
				W	3										
12	Quercus robur (Oak)	16	0.520	N	4	3	Mature	Average	Average		20-40	C	2	6.2	122.3
				S	3										
				E	5										
				W	4										

TREE SURVEY at THE COPPINS, BRIERELY, BARNSLEY by BRUCE HATTON - 21st July 2008

Tree No	Species	Height (m)	DBH (m)	Branch Spread (m)		Crown Clearance (m)	Age	Physiological Condition	Structural Condition	Comments	PSULE (yrs)	Retention Category		RPA radius (m)	RPA (m^2)
13	Fraxinus excelsior (Ash)	18	0.500	N	3	6	Mature	Average	Average	Stem diameter estimated as Ivy covered.	20-40	C	2	6.0	113.1
				S	2										
				E	3										
				W	4										
14	Fraxinus excelsior (Ash)	18	0.500	N	4	4	Mature	Average	Average	Stem diameter estimated as Ivy covered.	20-40	C	2	6.0	113.1
				S	4										
				E	4										
				W	4										
15	Pseudotsuga menziesii (Douglas Fir)	8.5	0.260	N	1.5	4.5	Young	Average	Average		20-40	C	2	3.1	30.6
				S	1										
				E	1										
				W	1										
16	Fraxinus excelsior (Ash)	19	0.620	N	6	6	Mature	Average	Average	Ivy infested.	20-40	C	2	7.4	173.9
				S	5										
				E	5										
				W	5										
17	Acer pseudoplatanus (Sycamoer)	15	0.300	N	2	3	ym	Average	Average	Stem diameter estimated as Ivy covered.	10-20	C	2	3.6	40.7
				S	3										
				E	2										
				W	2										
18	Chamaecyparis lawsoniana (Lawson Cypress) Hedge	4	0.160	N	1	0	Mature	Average	Average	Stem diameter is the average for the group.	<10	R		1.9	11.6
				S	1										
				E	1										
				W	1										

TREE SURVEY at THE COPPINS, BRIERELY, BARNSLEY by BRUCE HATTON - 21st July 2008

Tree No	Species	Height (m)	DBH (m)	Branch Spread (m)		Crown Clearance (m)	Age	Physiological Condition	Structural Condition	Comments	PSULE (yrs)	Retention Category		RPA radius (m)	RPA (m^2)
19	Fraxinus excelsior (Ash)	10	0.300	N	2	1.5	ym	Average	Average	Stem diameter estimated.	20-40	C	2	3.6	40.7
				S	2										
				E	2										
				W	2										
20	Chamaecyparis lawsoniana (Lawson Cypress)	11	0.260	N	1	4	Mature	Average	Average		<10	R		3.1	30.6
				S	1										
				E	1										
				W	1										
21	Group of Chamaecyparis lawsoniana (Lawson Cypress)	11	0.260	N	2	1.5	Mature	Average	Average	Stem diameter is the average for the group.	10-20	C	2	3.1	30.6
				S	2										
				E	2										
				W	2										
22	Prunus sp (Cherry)	5	0.360	N	4	0	Mature	Average	Average		10-20	C	2	4.3	58.6
				S	3										
				E	3										
				W	7										
23	Malus sp (Apple)	9	0.430	N	4	5	Mature	Average	Average		10-20	C	2	5.2	83.7
				S	4										
				E	4										
				W	4										
24	Group of Malus (Apple), Morus sp (Mulberry), Ilex aquifolium (Holly)	4	0.300	5		1.5	Mature	Average	Average	Dimensions are the average for the group.	10-20	C	2	3.6	40.7

TREE SURVEY at THE COPPINS, BRIERELY, BARNSLEY by BRUCE HATTON - 21st July 2008

Tree No	Species	Height (m)	DBH (m)	Branch Spread (m)		Crown Clearance (m)	Age	Physiological Condition	Structural Condition	Comments	PSULE (yrs)	Retention Category		RPA radius (m)	RPA (m^2)
25	Group of Betula pendula (Birch)	17	0.300	N	6	7	Mature	Average	Average	Dimensions are the average for the group.	20-40	C	2 / 3	3.6	40.7
				S	6										
				E	6										
				W	6										
26	Betula pendula (Birch)	17	0.490	N	4	2	Mature	Average	Average	Stem diameter estimated.	10-20	C	1	5.9	108.6
				S	4										
				E	3										
				W	4										
27	Betula pendula (Birch)	19	0.450	N	3	4	Mature	Average	Average	Stem diameter estimated.	20-40	C	2	5.4	91.6
				S	3										
				E	3										
				W	3										
28	Group of Betula pendula (Birch)	17	0.250	3		5	Mature	Average	Average	Dimensions are the average for the group.	20-40	C	2	3.0	28.3
29	Acer pseudoplatanus (Sycamoer)	18	0.600	N	4	4	Mature	Average	Average	Stem diameter estimated at abase.	20-40	C	2	6.0	113.1
				S	4										
				E	4										
				W	4										
30	Group of Acer pseudoplatanus (Sycamore), Fraxinus excelsior (Ash)	19	0.500	9		5	Mature	Average	Average	Dimensions are the average for the group.	20-40	C	2	6.0	113.1

Comments regarding the 2005 revision of BS 5837 British Standard for Trees in relation to construction

An updated BS 5837 was published in September 2005 and is now available from BSI, British Standards (www.bsi-global.com).

The trees surveyed for this project have been awarded retention categories according to the revised guidelines contained within BS 5937, a summary of which is contained within appendix A of this report.

Another change is in the way that tree protection zones, now called root protection areas (RPA's), are calculated. The attached tree schedule gives the calculation for the radius of the root protection area (RPA) and the actual protection area in m², both of which are based on the stem diameter of the tree. This may be represented as a circle with a minimum radius relative to the area shown in the attached schedule, however, the RPA should reflect where root growth is likely to take place. Factors influencing this include aerobic conditions for necessary root function and the availability of moisture and nutrients.

The revised BS 5837 calls for this information to be included on the site plan submitted with the planning application. However, as an arboriculturalist, I am trained and experienced in all matters relating to trees. I have neither the resources nor the expertise to produce a site plan containing all relevant information in an acceptably professional and cost effective way. I have therefore manually plotted the trees onto your site plan and I have included the data in the tree schedule that you need to add the RPA electronically to your site plan.

For groups of trees, the radius and area are given for each tree within the group. However, when plotting the information onto your site plan, you should be aware that the Root Protection Areas will overlap considerably due to the proximity of the trees to each other within the group.

Section 5.3.1 of BS 5837 also calls for the inclusion of shading caused by retained trees where they would cause unreasonable obstruction of sunlight or daylight to the development. The document suggests that this should be represented by a segment with a radius from the centre of the stem equal to the height of the tree, drawn from north west to east to indicate the shadow pattern throughout the main part of the day.

APPENDIX A Tree Retention Categories

A.1 BS5837, the British Standards document for trees in relation to construction, gives guidelines for ensuring that trees on development sites are retained or removed according to their future potential to become an asset in harmony with the development or an object of resentment and a potential threat to public safety.

A.2 The early assessment of a site can ensure that trees to be retained can be afforded adequate protection from the onset of construction right through to completion and long into the future.

A.3 Planning conditions and the Town and Country Planning Act 1990 can be used following a survey to enforce the adequate protection for these trees in accordance with BS5387.

A.4 Care should be exercised over misplaced tree preservation. Attempts to retain too many or unsuitable trees on a site are liable to result in excessive pressure on the trees during development work and subsequent demands for their removal. The end result is usually fewer and less suitable trees that would be the case if proper planting, selection and conservation had been applied from the outset.

A.5 Particular caution is needed over retention of large old trees which become enclosed in the new development. Such trees may be less resilient and more likely to die as a result of the development, and even if they survive in the short term, they may die long before the new buildings are obsolete and in this situation the felling and disposal of trees can be very difficult and extremely costly.

A.6 Although existing trees should be retained wherever reasonable, unless such trees are well suited for incorporating within the new development, it may be preferable to favour new planting. New plantings can then be selected which are ideal for the situation and landscape.

A.7 The tree survey carried out has assessed and given particular attention to:

7.1 the health, vigour and condition of each tree
7.2 the structural defects in each tree and its life expectancy
7.3 the size and form of each tree and its suitability within the context of the site development
7.4 the location of each tree relative to existing site features, e.g. its value as a screen or as a skyline feature

A.8 On the basis of this assessment, trees are divided into one of the following categories:

TREES TO BE CONSIDERED FOR RETENTION

Category A	**Those of high quality and value**: in such a condition as to be able *to make* a substantial contribution (a minimum of 40years is suggested).	
Criteria Subcategories		
1 Mainly arboricultural values	**2** Mainly landscape values	**3** Mainly cultural values, including conservation
Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues of other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).
To be indicated on plan: Light Green		

Category B	**Those of moderate quality and value**: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested).	
Criteria Subcategories		
1 Mainly arboricultural values	**2** Mainly landscape values	**3** Mainly cultural values, including conservation
Trees that might be included in the high category but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage).	Trees present in large number, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality.	Trees with clearly identifiable conservation or other cultural benefits.
To be indicated on plan: Mid Blue		

TREES TO BE CONSIDERED FOR RETENTION (continued)

Category C	**Those of low quality and value**: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.	
Criteria Subcategories		
1 Mainly arboricultural values	**2** Mainly landscape values	**3** Mainly cultural values, including conservation
Trees not qualifying in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit.	Trees with very limited conservation or other cultural benefits.
Note: Whilst C category trees will usually no be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation.		
To be indicated on plan: Grey		

TREES FOR REMOVAL

Category R	Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.
Criteria	
Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become inviable after removal of other R category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).	
Trees that are dead or are showing signs of significant, immediate and irreversible overall decline.	
Trees infected with pathogens of significance to health and/or safety of other trees nearby (e.g. Dutch Elm Disease), or very low quality trees suppressing adjacent trees of better quality.	
Note: Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree).	
To be indicated on plan: Dark Red	

APPENDIX B Root Protection Areas (RPA's)

B1 For the roots to be retained undamaged there must be no excavation, soil stripping or site grading within the protected zone - in other words, NO DIGGING. This means that construction will have to be above the existing ground level.

B2 The trees to be retained on site must be afforded the maximum protection as specified in Table 2 BS 5837 2005.

B3 In order to avoid damage to the roots or rooting environment of retained trees, the RPA should be plotted around each of the category A, B and C trees. This is a minimum area in square metres which should be left undisturbed around each retained tree.

B4 The RPA should be calculated using Table 2 as an area equivalent to a circle with a radius 12 times the stem diameter for single stem trees and 10 times the basal diameter for trees with more than one stem arising below 1.5m above ground level.

B5 The RPA for each tree as determined in Table 2 should be plotted on the TCP taking full account of the following factors, as assessed by an arboriculturalist, which may change its shape but not reduce its area whilst still providing adequate protection for the root system.

B5.1 The likely tolerance of the tree to root disturbance or damage, based on factors such as species, age and condition and presence of other trees. For individual open grown trees only, it may be acceptable to offset the distance by up to 20% in one direction.

B5.2 The morphology and disposition of the roots, when known to be influenced by past or existing site conditions (e.g. the presence of roads, structures and underground services).

B5.3 The soil type and structure.

B5.4 Topography and drainage.

B5.5 Where any significant part of a tree's crown overhangs the provisional position of tree protection barriers, these parts may sustain damage during the construction period. In such cases, it may be necessary to increase the extent of tree protection barriers to contain and thereby protect the spread of the crown. Protection may also be achieved by access facilitation pruning. The need for such measures, including the precise extent of pruning, should be assessed by an arboriculturalist.

B6 The guidelines for type and dimensions of protective fencing are given in BS 5837 2005, and are as follows:

B6.1 Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree(s). On all sites, special attention should be paid to ensuring that barriers remain rigid and complete.

B6.2 In most cases, barriers should consist of a scaffold framework in accordance with Fig 2 of BS5837, comprising of a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. Onto this, weldmesh panels should be securely fixed with wire or scaffold clamps. Weldmesh panels on rubber or concrete feet are not resistant to impact and should not be used.

B6.3 It may be appropriate on some sites to use temporary site office buildings as components of the tree protection barriers.

B7 Where it has been agreed during the design state, and shown on the tree protection plan, that vehicular or pedestrian access for the construction operation may take place within the root protection area (RPA), the possible effects of construction activity should be addressed by a combination of barriers and ground protection. The position of the barrier may be shown within the RPA at the edge of the agreed working zone but the soil structure beyond the barrier to the edge of the RPA should be protected with ground protection.

B8 For pedestrian movements within the RPA, the installation of ground protection in the form of a single thickness of scaffold boards on top of a compressible layer laid onto a geotextile, or supported by scaffold, may be acceptable.

B9 For wheeled or tracked construction traffic movements with the RPA, the ground protection should be designed by an engineer to accommodate the likely loading and may involve the use of proprietary systems or reinforced concrete slabs.

PROTECTIVE FENCING

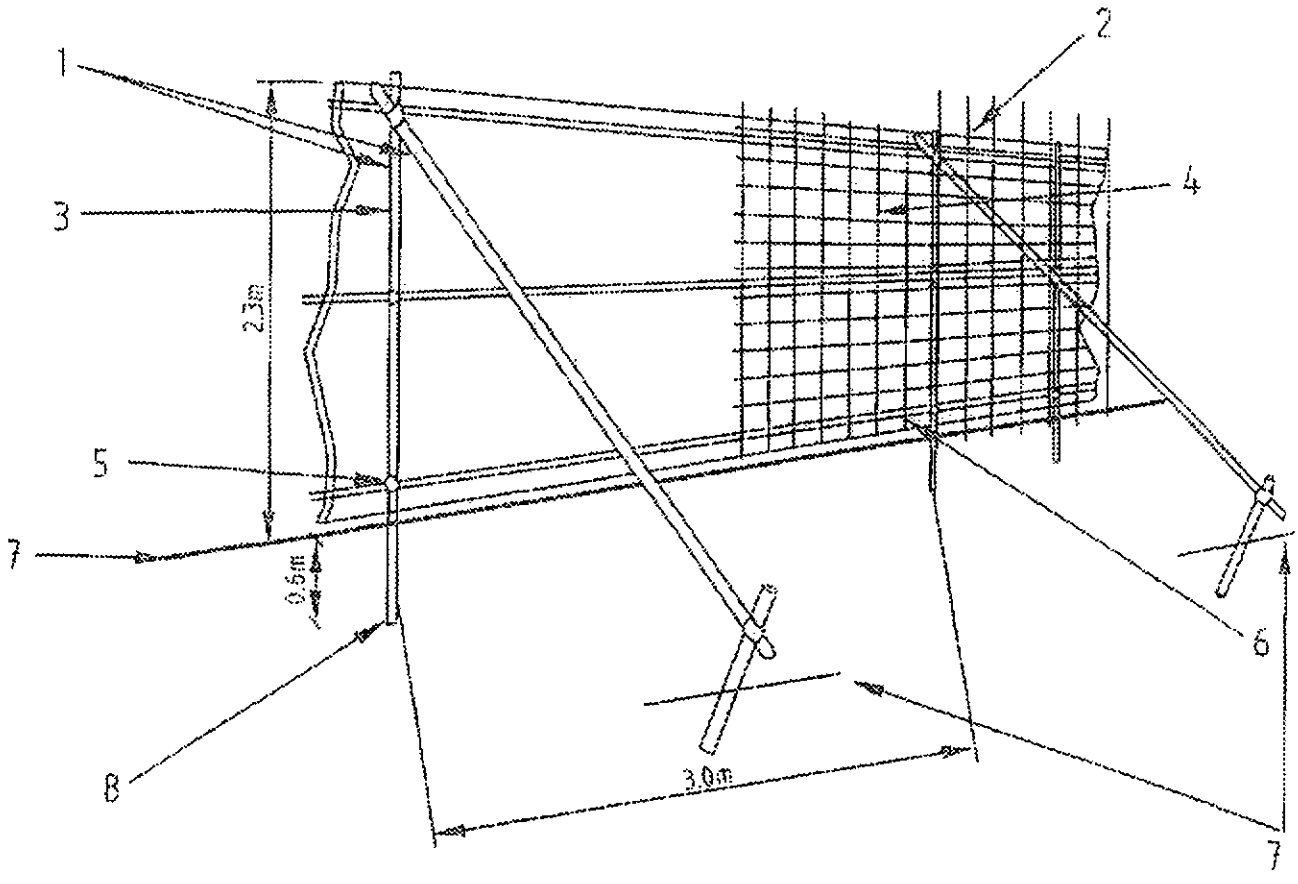


Figure 2 – Protective Barrier

1	Standard scaffold poles	5	Standard clamps
2	Uprights to be driven into the ground	6	Wire twisted and secured on inside face of fencing to avoid easy dismantling
3	Panels secured to uprights with wire ties and where necessary standard scaffold clamps	7	Ground level
4	Weldmesh wired to the uprights and horizontals	8	Approx 0.6m driven into the ground

The attached signs must be clearly displayed on the protective barrier.

APPENDIX C Trees & Construction

C1 Construction close to trees can be enormously damaging and detrimental to the tree's health, often leading to their death and eventual removal. Development of a site, including construction of access routes, driveways and parking areas can result in substantial root severance of trees. Traditional driveway construction (excavation and backfilling with a compactable load-bearing sub-base material) can seriously damage tree roots. Such damage occurs because of a lack of understanding that roots mainly grow outwards from a tree's trunk, near to the soil surface, rather than downwards.

C2 The majority of tree roots are in the upper metre of soil and they may spread outwards, in any direction where soil conditions are suitable, to a distance of up to three times the tree's mature height.

C3 Any disturbance of the ground within the root spread of a tree can damage its roots, which may severely injure the tree. If roots are damaged close to the trunk, the anchorage and stability of the tree can be adversely affected. If they are damaged anywhere along their length, all of the fine roots which they serve will be destroyed.

C4 Damage to the fine roots by severance of a main root, or by compaction or alterations in levels, will prevent these fine roots from absorbing the water and nutrients which are essential for the well-being and growth of the tree. The tree may also be made unstable and pose a threat to the safety of people and property.

C5 The effects of damage from different causes, for instance by successive excavations for different services, or by excavation in one part and compaction in another part of the system, will be cumulative.

C6 If the root system is damaged, new roots must develop to sustain the tree. These may develop from the damaged root or by increased growth of other parts of the system. It may take years to replace all of the lost roots. Vigorous young trees are the most likely to be capable of rapid root regeneration, but mature trees find it very difficult to recover from major root damage. While roots may regenerate, they will not necessarily provide their original anchorage.

C7 Trees with damage may not show any immediate symptoms. If the root system is capable of rapid regeneration, the tree may recover without any noticeable ill-effects, but usually the symptoms will take several years to develop. Such symptoms may range from only minor branch dieback to deterioration and ultimate death of the tree, dependent on the severity of damage and the ability of the roots to regenerate.

APPENDIX D How tree roots can be damaged during construction

D1 Most trees that have been growing undisturbed on a site for many years will have developed an extensive root system with the roots growing where the soil conditions are most favourable. There will be a balance between the development of the crown (which demands water) and the roots (which supply it). Any sudden alteration in the soil conditions within the tree's rooting area (a circle of radius equal to the tree's height) will therefore upset this balance.

D2 Root systems can be damaged by:

- Repeated passage of machinery, which will squeeze the soil, closing up the pores causing compaction, especially in the upper levels, and so reducing the amount of oxygen available to roots and preventing them from growing through the soil. Surviving roots may then not be able to grow through the compacted soil. It is essential therefore that all but the immediate area of the development is protected from construction operations by fencing as recommended in BS5837.

- Placing soil or other materials over the roots of a tree, which will impede air movement into and out of the soil and consequently reduce the availability of oxygen to the roots.

- The severance of a root, for example by trenching, which will destroy all parts of the root beyond that point. Even roots less than 10mm in diameter may be serving the fine roots over a wide area. The larger the root severed, the greater the impact on the tree.

- Damage to the bark on the root. The bark protects the root from decay, and is also essential for further root growth. It is loosely attached and easily damaged. If damage to the bark extends around the whole circumference, the root beyond that point will be killed.

- Alterations in soil level. Lowering the level will strip out the mass of roots near the surface. Raising the levels will have the same effect as soil compaction.

- Incorrect application of herbicide. There is frequently a need for operational land to be kept clear of weed growth for safety and as a fire precaution and herbicides provide an efficient method of killing both herbaceous and woody weeds. There are several types of herbicide with different modes of action and persistence, the most attractive of which tend to be those that can be applied to the ground, usually as a granule and which remain active in the soil for long periods. The wide-ranging root system of a tree may extend into the operational land from adjoining properties, and may absorb some types of herbicides which have been applied to the ground. Material absorbed in one part of the root system can kill the whole tree.

- Spillage of oils or other harmful materials, which can leach into the soil can also damage the root system. For instance, oil spilled into the soil is broken down by soil bacteria which deplete the oxygen and so asphyxiate the roots. Other materials may also have a direct toxic effect on roots.