THE CO-OPERATIVE GROUP

PROPOSED RESIDENTIAL DEVELOPMENT, LUNDWOOD, BARNSLEY

SUSTAINABILITY STATEMENT

MARCH 2010

REF:2010-005

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Authorised for and on behalf NJL Consulting LLP



Rob White

Partner

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CONTENTS

Contents 3
1.0 Introduction 1
2.0 Planning Policy Assessment 3
3.0 Climate Change 6
4.0 Place Making 7
5.0 Community 9
6.0 Transport 10
7.0 Ecology 11
8.0 Resources 12
9.0 Summary and Conclusion 13

APPENDICES

Appendix 1 – Housing Development Sustainability Checklist

1.0 INTRODUCTION

1.1 This Statement has been prepared by NJL Consulting on behalf of The Co-operative Group in support of a planning application for upto 110 residential units on a 3.4 hectare site in Lundwood, Barnsley.

1.2 *Sustainability is at the heart of the planning system. Planning Policy Statement 1* (PPS1) together with the supplement to PPS1 on Climate Change highlights the importance of planning and designing for sustainable development to help reduce carbon emissions and to promote positive social, environmental and economic growth.

1.3 This document presents the Sustainability Statement for the application site located in Lundwood, Barnsley. Further information relating to the site, its surrounding area and local facilities is presented in the Design and Access Statement and Transport Assessment which accompany the application.

1.4 *The Regional Spatial Strategy for Yorkshire and Humberside does not include a* Sustainability Checklist for the assessment of development's sustainability credentials. In England there are currently two regional Sustainability checklists in use, these are for the North West and the South East regions and have been devised to identify a range of sustainability issues and to help appraise how well proposals perform against the identified criteria. Due to Barnsley's geographical location, the Sustainability Statement is based on the North West Sustainability Checklist which is referred to in the Regional Spatial Strategy for the North West (Policy DP 9).

1.5 This Sustainability Statement has adopted the headings contained within the North West Sustainability Checklist to summarise the sustainability credentials of the *scheme under the following topics:*

- Climate Change;
- Place Making;
- Community;
- Transport;
- Ecology;
- Business; and
- Buildings.

1.6 Barnsley Metropolitan Borough Council has also created a locally tailored Housing Development Sustainability Checklist which covers the topics of land re-use; location; access to local services; public transport accessibility; and environmental constraints.

2.0 PLANNING POLICY ASSESSMENT

This section provides an overview of planning policy related to sustainability at the regional and local level.

YORKSHIRE AND HUMBER REGIONAL SPATIAL STRATEGY (RSS) – MAY 2008

2.1 The Yorkshire and Humber RSS contains a number of policies relating to the sustainability of new developments. Policy YH2 on climate change and resource use has the following targets:

- Reduce greenhouse gas (GHG) emissions from the region in 2016 by 20-25% (compared to 1990 levels) with further reductions thereafter.
- Nil planning permissions granted contrary to sustained objection from Environment Agency.
- Increase average home energy rating to SAP 65 by 2016 for all stock.
- All new publicly funded housing meets at least Level 3 of the Code for Sustainable Homes.
- All new Regional Development Agency funded development meets at least BREEAM "very good".

BARNSLEY METROPOLITAN BOROUGH COUNCIL PLANNING ADVICE NOTE (PAN) 30 – JANUARY 2004

2.2 PAN 30 of the Barnsley Unitary Development Plan (UDP) refers to the sustainability assessment of new developments in Section 7.0. The main points include how the development relates to the following criteria:

- Re-use of previously-developed land and empty or under-used buildings.
- The accessibility, and location of potential development sites to jobs, shops and services by modes other than the car, and the potential for improving accessibility.
- The capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals).
- The ability to build communities to support the new physical and social infrastructure and to provide sufficient demand to sustain appropriate local services and facilities.
- The physical and environmental constraints on development of land.

2.3 Annex 3 of PAN 30 contains the Housing Development Sustainability Checklist. Page 1 of the checklist states:

This should be completed for all housing developments on sites of 0.4Ha or above, or smaller sites which form part of a larger site over 0.4Ha that may have potential for residential development.

2.4 The completed sustainability checklist for this outline application is in **Appendix 1**of this Statement.

2.5 The checklist is divided into two steps:

1) Step 1 - Site Prioritisation

2) Step 2 - Site Appraisal

2.6 Site Prioritisation comprises 'Reuse of Land' and 'Location within Settlement' tests. The site scores 4 points and therefore qualifies as a Sustainable Location.

2.7 Site Appraisal comprises 'Access to Local Services' and 'Public Transport Accessibility'. The site entrance is within 400 metres of Lundwood district centre where there is a range of local services, including a local convenience store and other retail premises. The site is adjacent to an area of public open greenspace and has a number of facilities identified with in the list of local services in Appendix 1 of PAN 30. Whilst it would have been possible to score 5 points instead of the 1 we have allocated for 'Access to Local Services' we have only allocated 1 to evidence that the site qualifies as sustainable even if we were to be conservative. The site is within close proximity to Pontefract Road where there is a Bus Stop within 400 metres of the site. This connects to a range of destinations as identified within the Transport Statement submitted as part of the planning application.

BARNSLEY METROPOLITAN BOROUGH COUNCIL CORE STRATEGY (PUBLICATION VERSION) – FEBRUARY 2010

2.8 There are several core policies within the Core Strategy consultation document that refer to sustainability. These include:

- CSP 1 – Climate Change;
- CSP 2 – Sustainable Construction;
- CSP 3 – Sustainable Drainage Systems;
- CSP 4 – Flood Risk;

- CSP 5 – Renewables;
- CSP 25 – New Development and Sustainable Travel;
- CSP 29 – Design;
- GSP 35 – Green Space;
- CSP 36 – Biodiversity and Geodiversity;
- CSP 40 – Pollution Control.

2.9 These policies are not adopted but will be will be considered in the detailed designed of the scheme that will be defined in future reserved matters applications.

3.0 CLIMATE CHANGE

This section describes how the development takes into account the issue of climate change through adaptation and minimisation of impact.

FLOOD RISK

3.1 A Flood Risk Assessment (FRA) has been undertaken for the site and concluded that flood risk to and from the proposed development site can be mitigated to an acceptable level.

3.2 The site has been identified within Flood Zone 1 (low probability) which, in accordance with Table D.1 of PPS 25 Development and Flood Risk is appropriate for residential development.

3.3 To mitigate the potential for flooding finished floor levels will be 150mm above external ground levels.

3.4 According to Annex B of PPS 25 (Table B.2), peak rainfall intensity is estimated to increase by 5% up to 2025, 10% from 2025 to 2055, 20% from 2055 to 2085 and 30% beyond this. These sensitivity ranges provide a precautionary response to the uncertainty over climate change impacts. As the lifetime of the development is estimated to be 100 years, it will be designed to account for a 30% increase in rainfall intensity over its lifetime.

3.5 Surface water runoff can be accommodated either below ground or in formal above ground systems for 1 in 30 year storm event with allowance for climate change. In excess of this up to the 1 in 100 year plus climate change, surface water run off can be accommodated in controlled areas such as car parks or landscape features. A more detailed drainage assessment can be provided at the detailed planning stage.

ENERGY

3.6 The development will be built in line with the energy requirements set out in the Building Regulations. The affordable housing units that will be subject to grant allocation from the Homes and Communities Agency will be built to Code Level 3 which is an energy saving of 25% above the current Building Regulations standards.

4.0 PLACE MAKING

This section shows how the local context has been considered to ensure the development fits into it's surroundings.

EFFICIENT USE OF LAND

4.1 *The site is located north of Wilson Grove in Lundwood, Barnsley. Although it is a* Greenfield site, it is located in the wider Barnsley Urban Area and borders an existing residential development. It has also been allocated for housing in the Barnsley UDP and qualifies as a sustainable location when PAN 30 tests are applied. The housing density is consistent with national guidance and is reflective of the surrounding density of the residential area.

LANDSCAPING AND FORM OF DEVELOPMENT

4.2 The Design and Access Statement (DAS) which accompanies this application describes how the proposals have evolved.

4.3 There are a number of desire lines on the site indicating that it is currently used by pedestrians. The road layout and pedestrian access points respect these desire lines whilst improving lighting and safety.

SUSTAINABLE DRAINAGE SYSTEMS AND GREEN SPACES

4.4 Sustainable Drainage features may be incorporated into roads and pavements with source control measures such as rain water collection butts and individual soakaways for dwellings where ground conditions are suitable.

4.5 The proposed development incorporates, and is in close proximity to, existing green spaces. Future residents will not have to travel more than 500m to access suitable open spaces with associated positive mental and physical health benefits.

MIX OF USE AND AFFORDABLE HOUSING

4.6 There will be a mixture of property sizes and types that will be marketed for different tenures to give a range of purchasing options available for all buyers.

NOISE EFFECTS

4.7 The site is located adjacent to a residential area with open space to the north and is located away from main roads. There is a warehouse on the south eastern corner of the site boundary. Parameter Plan 02 – 'Site Constraints' identifies that it may be appropriate to include a visual and/or acoustic barrier to mitigate any potential noise at the reserved matters stages of the planning application however it is not anticipated that there will be any significant effects caused by noise. All residential properties will meet the required internal noise limits stipulated by Building Regulations.

5.0 COMMUNITY

This section describes how the local context and the views of existing residents have been incorporated to ensure that the development integrates into the local community.

SUPPORTING COMMUNITY SERVICES AND ACCESSIBILITY

5.1 The local centre of Lundwood is under 1 km from the centre of the site. This centre includes a supermarket, post office and convenience shops along with a new health centre.

5.2 There are also schools in the vicinity of the site with a Primary School, Sports College, and Littleworth Grange Primary Learning Centre being available in close proximity for future residents of the proposed development.

INVOLVEMENT IN DECISION MAKING AND COMMUNITY MANAGEMENT

5.3 Numerous pre-application consultations have been held that follow the recommended level of consultations detailed in Barnsley Council's Statement of Community Involvement (SCI).

5.4 Further to consultations with representatives of Barnsley Council, the following stages of consultation have been undertaken:

- A letter to local residents.
- A public meeting held at Burton Grange Community Centre, Wike Road, Lundwood on Wednesday 28th September to explain the development proposals.
- The site lies in the northern portion of the Monk Bretton Ward which borders Cudworth Ward. An e-mail and telephone call was made to the Local Ward Councillors of both wards to inform them of the development proposals and notify them of the consultations that were being held at Burton Grange Community Centre.
- The public consultations were advertised in the Public Notices section of The Barnsley Gazette on Friday 16th October 2009.

5.5 The above consultations were deemed to be an appropriate level of consultation for an Outline planning application. Further consultations will be held on the detailed designs drawn up at the Reserved Matters stages of the application.

6.0 TRANSPORT

This section aims to show consideration of transportation methods other than the private car, with the aim of reducing private car use and promoting pedestrian, cycle and public transport use.

REDUCING THE NEED TO TRAVEL

6.1 Car parking spaces will be provided in accordance with the Barnsley Unitary Development Plan. Homes will have sufficient space for secure cycle parking and the use of alternative modes of transport will be promoted.

PEDESTRIANS, CYCLISTS AND PUBLIC TRANSPORT

6.2 The site is well located for local services and should reduce the need to travel by car for short journeys which can be made by walking or cycling.

6.3 The site is within easy walking distance of bus stops on Pontefract Road which provide services to Barnsley, Pontefract, Cudworth, Shafton, Grimethorpe, Fitwilliam and South Elmsall.

7.0 ECOLOGY

This section describes the findings of the extended Phase 1 Habitat Survey undertaken by Entec in June 2009 aimed at protecting and enhancing important ecological habitats on the site.

SURVEYS AND ECOLOGICAL PROTECTION

7.1 The desktop and extended Phase 1 Habitat surveys identified that the site has limited ecological value. These surveys have identified that protected species are not present on the site and the development is not anticipated to impact on nearby designated sites.

7.2 The ecological survey identified an area of young plantation woodland to the north of the site but no trees within the site boundary. It is therefore considered that the proposed development would not cause an aboricultural impact.

ECOLOGICAL ENHANCEMENT AND PLANTING

7.3 Section 4.2.1 of the extended Phase 1 Habitat Survey provides details for possible ecological enhancements for the site during development in line with the requirements of PPS 9: Biodiversity and Geological Conservation. The landscaping and Biodiversity will be addressed in working up the detailed designs at the reserved matters stages but it is clear that there are no insurmountable constraints identified within the Phase 1 Habitat Survey.

8.0 RESOURCES

This section explains how the sustainable use of materials is promoted as part of the development.

EFFICIENT USE OF LAND AND MATERIALS

8.1 The site is Greenfield, therefore providing limited potential for on-site re-use of materials, however where possible, materials will be re-used. Further material, for example recycled aggregate will be required to raise the existing ground levels in accordance with the recommendations set out in the Flood Risk Assessment (FRA).

8.2 It is anticipated that ground raising material can be sourced within 50km of the development for example from construction sites around South Yorkshire.

WASTE DISPOSAL AND RECYCLING

8.3 A Site Waste Management Plan (SWMP) will be required to be adopted on site setting out targets for minimising waste to landfill, recycling and ongoing waste monitoring.

8.4 At completion, residential units will respond to the water saving measures stipulated by Building Regulations, the requirements of which are due to be increased in October 2010.

9.0 SUMMARY AND CONCLUSION

9.1 This Statement evidences that the proposal to build upto 110 residential units is appropriate and will meet with both local and national sustainability requirements when the detailed designs are provided as part of the reserved matters applications. The application provides a number of technical reports including a Flood Risk Assessment, a Phase 1 Habitat Survey, and a Transport Statement that evidence the site is located within a sustainable location and is deliverable.

Planning application reference number:

Applicant Name: THE CO-OPERATIVE GROUP **Date:** 16/03/2010

Site Address: NORTH OF WILSON GROVE, CUNDERSDD, BARNSLEY

Type of proposal:

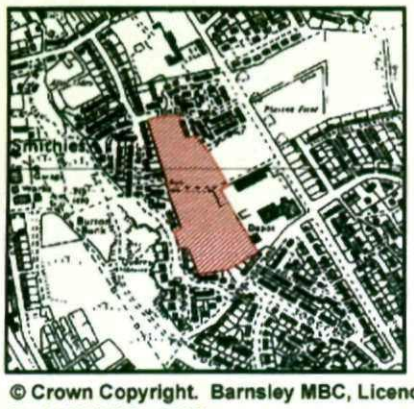
Housing ☑

Mixed (combination) ☐

(If mixed, please describe the uses)

STEP 1 - SITE PRIORITISATION	Applicant	Score	For Office Use Only
1. REUSE OF LAND			
a) The site is brownfield (It is occupied by a permanent structure (excluding agriculture or forestry) or has been cleared but any evidence of structures or activities has not yet blended into the landscape)	☐	5	
b) The site is a mix of brownfield and greenfield, with in excess of 70% brownfield	☐	3	
c) The site is greenfield, or a brownfield/greenfield mix with less than 70% brownfield.	☑	1	
2. LOCATION WITHIN SETTLEMENT			
a) The site is entirely within the built up area ***(See figure A below)***	☐	5	
b) The site is on the edge of the settlement but not projecting into the countryside ***(See figure B below)***	☑	3	
c) The site is on the edge of the settlement <u>and</u> projecting into the countryside ***(See figure C below)***	☐	1	
d) The site is wholly outside or is unrelated to any settlement	☐	-10	
Site Prioritisation SUB-TOTAL		4	

Figure A: Within the built up area



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Figure B: Edge of settlement, not projecting into the countryside



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Figure C: Edge of settlement, projecting into the countryside



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STEP 2 - SITE APPRAISAL			
	Applicant	**Score**	**For Office Use Only**
3. ACCESS TO LOCAL SERVICES			
Attached at appendix 1 is a checklist of services/facilities. We want to know how many of these services are within 800m of the centre of your site. See appendix 1 for an easy way to find the centre of the site. Please submit this information on a map to a known metric scale and with a linked schedule of names and postal addresses. Then answer the following question.			
a) The site is within 800m of all essential facilities plus five or more from the list of other services	☐	5	
b) The site is within 800m of all essential facilities	☐	3	
c) The site is within 800m of three or less of the essential facilities	☑	1	
(In the future, the Council's Research and Monitoring team will be able to provide GIS baseline data, at a small administrative cost. Until then the duty is on you to collect your own data.)			
4. PUBLIC TRANSPORT ACCESSIBILITY			
SYPTE can undertake this work for you at a cost. Please contact Ms L Mitchell on 0114 221 1340 or at SYPTE, PO Box 801, Exchange Street, Sheffield, S2 5YT. Attached at Appendix 2 are the relevant definitions to enable you to undertake your own research and award a score. In this latter case, you must submit your researched information for verification purposes.			
a) Site is within close proximity (400m bus or 800m rail) of existing public transport services, with a range of frequent services available, connecting to a range of destinations within an approximate 30 minute on-vehicle journey time	☑	5	
b) Site has access to public transport services but the range of frequent services, destinations served or walk distance is more restrictive	☐	3	
c) Site is poorly served by public transport with extremely limited choice available within appropriate walking distances (400m bus, 800m rail)	☐	1	
SITE APPRAISAL SUB-TOTAL		6	

5. OVERALL SCORE

Overall Score/Percentage		Significance
Site Prioritisation	**Site Appraisal**	
8 or more	4 or less	Unsustainable Location
	5 or more	Sustainable Location
4 to 7	5 or less	Unsustainable Location
	6 or more	Sustainable Location
2 or less	7 or less	Unsustainable Location
	8 or more	Unsustainable - Even a very high site appraisal score may not over-ride the very low site prioritisation score *

* A site with an extremely poor site prioritisation score is unlikely to be able to demonstrate through the examination of local services that it is sustainably located. However, it is open to the developer to promote improvements to access to local services or public transport accessibility and to seek to demonstrate that the site is a sustainable location and that there are no sequentially preferable sites in the settlement.