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Land at Midland Road, Royston

Sustainability Statement for the Construction of up to 143 Dwellings and Associated Works

On behalf of

Kier Property Developments Limited

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CONTENTS

		PAGE NO
1.0	Introduction and Description of Proposed Development	1
2.0	Policy Context	3
3.0	Sustainability Appraisal	8
4.0	Conclusions	11

1.0 Introduction and Description of Proposed Development

Introduction

1.1 This Sustainability Appraisal ("SA") has been produced on behalf of Kier Property to support a hybrid planning application for:

Detailed planning application for the erection of 143 residential units, supermarket (Use Class A1), petrol filling station, additional parking for Community Campus, public open space, landscaping, access, parking and ancillary works. Outline application for Health Centre (Use Class D1) with all matters reserved ("the proposed development")

1.2 As highlighted above, the overall proposals seek full permission for the construction of up to 143 dwellings at land at Midland Road, Royston ("the site").

1.3 The proposed development is part of a wider hybrid planning application which also seeks planning permission for a health centre, petrol filling station, access, landscaping, supermarket and ancillary works.

1.4 The site is approximately 7.12ha in size and is now vacant having previously been occupied by Royston High School. The previous school buildings were demolished in 2010. Vehicular access to the site is currently from Midland Road. Pedestrian access is via the same route with further access from Rushton Drive and Station Road. Warren Walk crosses the site east/west and provides a pedestrian link between Station Road and Rushton Drive.

1.5 In terms of public transport, Royston is currently served by four local bus routes that provide links to a number of settlements between Barnsley and Wakefield. Three of the services operate within close proximity to the site (57, 59 and 194), with bus stops located at various locations along Midland Road and Station Road.

1.6 The preparation of the SA seeks to ensure sustainable development is integral to the design and development of this scheme.

1.7 *The production of the SA has been informed by a combination of desk* research and consultation with the wider project team. The SA will provide a description of the approach adopted and sets out the relevant policy guidance. The SA will then set out the findings of the assessment, before providing a conclusion on the sustainability performance of the Proposed Development.

Description of Proposed Development

1.8 Full details of the description of development can be found in the supporting documents. In summary, the proposed residential element comprises 140

dwellings of a variety of housing types of varying sizes, all with parking facilities and private gardens.

1.9 To the south of the residential development is an area of public open space. It is anticipated this area will predominantly be grassed to provide space for children to play and therefore shrub planting would be restricted to peripheral locations. Along with a children's play area it will provide an attractive area of public open space for those living and working in the area.

1.10 The proposed development will have the potential to make a positive contribution to the aspirations of the Local Planning Authority ("the LPA") to help advance the wider sustainability objectives. This will be achieved through a number of measures including:

- Provision of a well-designed scheme which enhances and respects the surrounding area;
- Provision of well-designed and constructed homes which are efficient and built to last;
- Provision of a number of permanent and temporary jobs directly associated with the proposed development;
- Provision of areas where people can enjoy their surroundings and areas of informal open space which will help contribute to resident's wellbeing.

2.0 Policy Context

2.1 The principle of sustainable development is apparent throughout national planning policy, regional guidance and local authority's development plans. This section provides a review of the relevant policy and guidance documents.

National Planning Policy Framework

2.2 The National Planning Policy Framework ("NPPF") was published in March 2012 and replaces virtually all previous national guidance. The introduction to the document confirms it should be a material consideration in the determination of planning applications.

2.3 The NPPF is clear there should be a presumption in favour of sustainable development where there *is no* conflict with the development plan.

2.4 The NPPF sets out 12 key principles which planning should seek *to* adhere to. These include:

- Seek to secure high quality design and a good standard of amenity for all existing and future occupiers of land and buildings;
- Encourage the effective use of land by reusing land which has previously been developed; and
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

2.5 The NPPF sets out guidance on a number of different themes, some of which are relevant to the proposed Development. The first of which is housing with the document stating there is a need to deliver a wide choice of high quality homes in order to create sustainable, inclusive and mixed communities (paragraph 50).

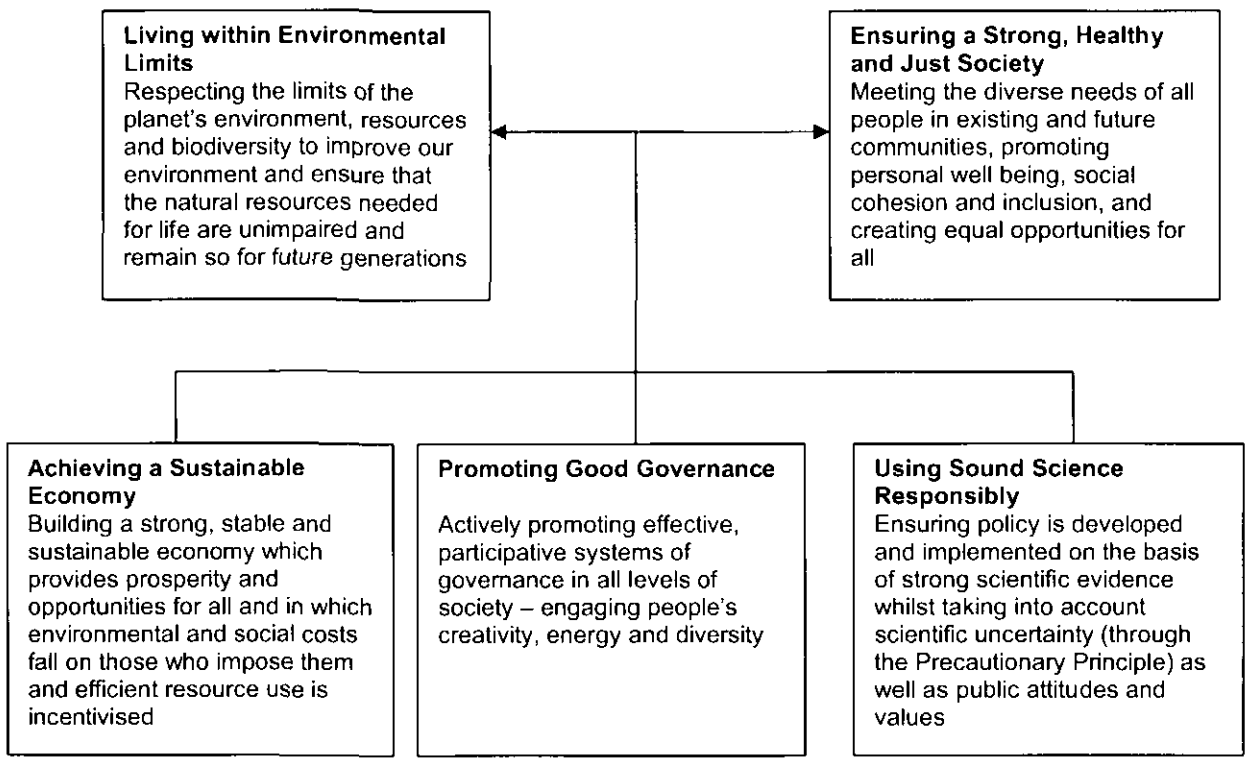
2.6 The NPPF also considers design matters and states the Government attaches great importance to the design of the built environment (paragraph 56). As such developments should function well and add to the quality of an area, as well as optimising the potential of the site to accommodate development. Developments should also be visually attractive and create safe and accessible environments (paragraph 58).

2.7 The NPPF also considers sustainability matters and states new development should take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption (paragraph 96).

2.8 The NPPF also states there is a requirement to make the effective use of land by re-using land which has previously been developed, provided it is not of high environmental value (paragraph 111).

Securing the Future

2.2 The key driver for sustainability is the Government's sustainable strategy Securing the Future (summarised below). This was initially developed during 1999 in response to the initiation of Agenda 21 at the 1992 Earth Summit.



2.3 The changes in the revised 2005 strategy include the changed structure of the Government in the UK with devolution to Scotland, Wales and Northern Ireland; and greater and more stringent emphasis on delivery at regional level and the new relationship between Government and local authorities with a suite of indicators to measure performance.

2.4 The strategy is a solid basis on which to formulate sustainability assessment and decisions and has been a key driver since its publication in regional and local policy making.

Code for Sustainable Homes

2.5 The Code for Sustainable Homes is intended as a single national standard to guide industry in the design and construction of sustainable homes. The Code measures the sustainability of a home against design categories, rating the 'whole home' as a complete package. The design categories included within the Code are:

- Energy/CO2;
- Pollution;

- Water;
- Health and well-being;
- Materials;
- Management;
- Surface water run-off;
- Ecology; and
- Waste.

2.6 The Code uses a 1 to 6 star rating system to communicate the overall sustainability performance of a new home and sets minimum standards for energy and water use at each level.

Regional Policy and Guidance

Yorkshire and Humber Plan Regional Spatial Strategy to 2026 ("RSS")

2.7 Strategic planning advice is contained within the RSS which was adopted in May 2008. The RSS sets out strategic planning policies in relation to the development of land within the region and the aim of the document is to guide the development of Yorkshire and the Humber over the next 15 to 20 years.

2.8 The vision within the RSS is for the Yorkshire and Humber to become a more sustainable place over the next 15 to 20 years. In order to do this a number of key outcomes will be achieved including:

- Cities and towns have been transformed and are attractive, cohesive and safe places where people want to live, work, invest and spend time in;
- People have better accessibility to opportunities and facilities, the use of public transport and walking and cycling has increased, and growth in traffic congestion and transport-related emissions has been addressed; and
- Environmental quality has been raised, resource demands from development minimised, and the region is responding proactively to the global and local effects of climate change.

2.9 Policy YH2 deals with climate change and states plans, strategies, investment decisions and programmes should:

- Help to meet the target set out in the RES to reduce greenhouse gas emissions in the region in 2016 by 20-25%;
- Encourage better energy, resource, and water efficient buildings;
- Minimise resource demands from development;
- Reduce traffic growth through appropriate location of development, demand management, and improving public transport and facilities for walking and cycling; and
- Encourage redevelopment of previously developed land.

2.10 Policy YH7 goes on to provide further guidance on the location of development and states local planning authorities should allocate sites by giving first priority to the re-use of previously developed land and buildings and the more effective use of existing developed areas within the relevant city or town. Second priority should then be given to other suitable infill opportunities within the relevant city or town.

2.11 The policy goes on to state in identifying sites for development, local planning authorities should adopt a transport-orientated approach to ensure that development makes the best use of existing transport infrastructure and capacity and maximises accessibility by walking and cycling.

Yorkshire and Humber Climate Change Plan 2009 – 2014

2.12 This document sets out the priorities for climate change in Yorkshire and Humber. The purpose of the plan is to ensure all sectors are aware of the issues surrounding climate change. The Plan has been informed by the Regional Adaptation Study and specifically sets out gaps and added value so partnership working will bring greater impacts rather than listing the mitigation and adaptive mechanisms that every organisation needs to be putting in place.

Local Guidance

Barnsley Core Strategy

2.10 The Barnsley Core Strategy was adopted in September 2011 and along with other documents published as part of the Local Development Framework will replace the UDP.

2.11 Policy CSP1 sets out how the LPA will deal with climate change and states development will be expected to reduce and mitigate the impact of growth on the environment and carbon emissions ensure existing and new communities are resilient to climate change and increase the efficient use of resources through sustainable construction techniques and the use of renewable energy. The policy goes on to state the LPA will take action to adapt to climate change by giving preference to development of previously developed land in sustainable locations, locating and designing development to reduce the risk of flooding and promoting the use of sustainable drainage systems.

2.12 Policy CSP2 sets out the requirements to secure sustainable construction and states development will be expected to demonstrate how it minimises resource and energy consumption and how it is located and designed to withstand the longer term impacts of climate change. The policy goes on to state all new dwellings will be expected to achieve at least a level 3 rating under the Code for Sustainable Homes or equivalent.

2.13 Policy CSP5 deals with the requirements for including renewable energy in developments and states all development of 10 or more dwellings will be expected to incorporate decentralised, renewable or low carbon energy sources and other appropriate design measures sufficient to reduce the

development's carbon dioxide emissions by at least 15% for applications submitted up to 2015.

2.14 Policy CSP14 deals with the housing mix and efficient use of land and states housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. The policy goes on to state priority will be given to the development of previously developed land with the Council seeking to achieve between 55% and 60% of homes built on brownfield land.

2.15 Policy CSP25 deals with new development and sustainable travel and states new development will be expected to be located and designed to reduce the need to travel as well as being accessible to public transport and meet the needs of pedestrians and cyclists. The policy goes on to state, travel plans should be provided in accordance with national guidance.

2.16 Policy CSP29 sets out design principles and states high quality development will be expected. Development should also contribute to place making and be of a high quality that contributes to a healthy, safe and sustainable environment as well as enabling all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people.

Planning Advisory Note ("PAN") 30 - Sustainable Location of Housing Sites

2.17 PAN30 was adopted in July 2011 and provides guidance on housing development for the interim period prior to the Development Sites and Places DPD being adopted.

2.18 The aim of PAN30 is to promote the development of sustainable, deliverable housing sites consistent with national planning policy, the RSS and the Core Strategy. The objective is to focus new housing development within the main settlements in the Borough and to ensure new development takes place in sustainable locations within them.

2.19 The guidance contains a checklist which must accompany all applications for residential development. Further information on this matter can be found in Section 3.

3.0 Sustainability Appraisal

3.1 This section provides a summary of the main findings of the SA of the Proposed Development. In summary the Proposed Development will have the potential to make a positive contribution to the sustainability aspirations of the LPA. This can be achieved through a number of factors including:

- Provision of a well designed and constructed built environment where homes are built to last, efficient to run and are appropriate to the needs of the local community;
- Provision of a number of temporary and permanent jobs directly associated with the development; and
- Provision of areas where people can enjoy their surroundings and areas for exercise such as footpaths, and areas of informal open space that will help contribute to people's general health and wellbeing.

PAN 30 Assessment

3.2 As required by PAN30 a sustainability checklist has been completed and can be found at **Appendix 1**.

3.3 On question 1a, the site scores 6 points as it lies within the settlement limits of Royton. With regard to question 1b the site scores 2 points as the site is a brownfield / greenfield mix with less than 70% of the site being brownfield. In total the site scores 8 points for stage 1 and as such it can progress to the next stage.

3.4 Turning to stage 2, the site scores 10 points on question 2a as the site is entirely within the built up area. The site also scores 10 points for question 2b as it is a former school site which is now vacant. The site scores maximum points for stage 2 of PAN30 and can therefore progress to the third stage.

3.5 Stage 3 of PAN30 seeks to establish the access to local services and public transport. With regard to question 3a the site would score 10 points as it is adjacent to the existing public transport network and no intervention is required. The site would also score 10 points for stage 3b as the wider application includes a supermarket, health centre and public open space. The site is also within 800m of Royston Parkside Primary School. The site is also within 800m of additional retail facilities, a church, a library, a civic hall and a chemist.

3.6 In summary the site scores 8 points in stage 1, 20 points in stage 2 and 20 points in stage 3, achieving a total score of 48. PAN30 states a site will be considered sustainable if it scores over 22 points and consequently the site is clearly a sustainable site which would meet the overall requirements of PAN30.

Economic Issues

3.7 The proposed development will create a number of employment opportunities during the construction phase, which would help to address unemployment levels in the Barnsley district.

3.8 The proposed development will provide 143 dwellings which will increase the local population. This increase in population will have a benefit on the local economy with increased spending in the locality.

Environmental Issues

Natural Environment

3.9 The proposed development will have no effect on any national, international or local designated wildlife sites. It is expected there will be no net loss of biodiversity, with the potential for the ecological benefit of the site to improve.

3.10 There are no registered Scheduled Ancient Monuments, Historic Battlefields or Registered Parks and Gardens within 2km of the site. There are no listed buildings on the site.

3.11 A significant proportion of public open space will be provided as part of the proposed development.

3.12 There will be no negative impact on any Air Quality Management Area. Whilst some temporary noise impacts are expected during the construction phase of the development, this will not cause any detrimental impact to nearby residential properties.

Built Environment

3.13 The proposed development will be designed to deliver an energy efficient scheme. The development will also include dwellings with energy efficient heating, hot water systems and lighting. The proposed development will also seek to reduce mains water use through dual flush toilets, flow restricted taps and shower heads.

3.14 A detailed drainage strategy will also be provided with the use of appropriate Sustainable Drainage Systems.

Transport

3.15 The site is well located to take advantage of existing links to surrounding residential areas and local amenities. Public footpaths lie within close proximity which provide a number of connections to the surrounding areas.

3.16 In addition to walking, bus stops are within close proximity of the site and provide regular services to the surrounding area.

Social Issues

3.17 There is a need for additional housing in the Barnsley district, including affordable housing. The proposed development will help to meet this need.

3.18 The residential development will also be built in accordance with the Secure by Design guidance to address crime and the fear of crime. This will include ensuring buildings are orientated in such a way to increase natural surveillance as well as providing secure areas. Footpaths will also be of an appropriate size to avoid creating narrow and unsafe corridors.

3.19 In addition to this there will be a mix of house types in terms of size and styles to attract a mix of residents to the site. This will encourage a level of activity throughout the day.

3.20 The proposed development will also result in changes to levels of multiple deprivation in the area by providing new housing, including the provision of 15% affordable housing. The areas of public open space will also improve the level of deprivation in the locality.

3.21 The site is within walking distance of existing health facilities and the provision of additional walking and cycling facilities within the site will also benefit the health of local residents. Similarly the provision of open space will be accessible to all residents in the locality which will assist in improving the physical health of residents.

4.0 Conclusions

4.1 This SA has been produced to support the residential element of a hybrid planning application submitted on behalf of Kier Property Developments Limited.

4.2 The SA has been carried out to identify the economic, environmental and social benefits of the proposed development that will ensure sustainable development. An assessment of the proposed residential development against the requirements of PAN30 has also been undertaken and the proposals are fully in accordance with the document.

4.3 The proposed development presents an opportunity to make a contribution to the sustainability aspirations of the LPA and to help achieve sustainability initiatives from the local to national level.

4.4 The proposals currently have a number of sustainability benefits including:

- Creating a cohesive and sustainable community by providing 140 dwellings, including a mix of dwelling types;
- Increasing the affordability of units by ensuring 15% of the scheme is comprised of affordable units;
- Improving access to local open space;
- Providing a development in an accessible area with good transport links; and
- Providing energy efficient buildings designed to a high standard.