KINGSWOOD PEAK VENTURE, PENISTONE

AN APPLICATION FOR THE ERECTION OF ELEVEN PODS, TWO CLUB LODGES, ONE YURT, ONE WC/SHOWER BLOCK AND ASSOCIATED PATHS AND LANDSCAPING AT KINGSWOOD PEAK VENTURE, PENISTONE

PLANNING STATEMENT

February 2017

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Figures and Drawings

1.0 INTRODUCTION

1.1 Overview

1.1.1 Kingswood (the applicant) has been operating the Barnsley Metropolitan Borough Council owned Scout Dyke Outdoor Education Centre since 2006 Kingswood refers to this centre as the Peak Venture activity centre (hereafter referred to as 'the centre').

1.1.2 The centre occupies approximately 5 hectares of land on the north side of Huddersfield Road on the opposite side of the road from Scout Dyke Reservoir. The centre currently provides accommodation for approximately 218 visiting children, mainly of primary school age, and 21 accompanying teachers within the existing buildings on site. It allows children to undertake outdoor education and physical activities both on site using existing adventure equipment and at the nearby Scout Dyke reservoir in a controlled and supervised manner.

1.1.3 Kingswood has decided to invest in this centre, through the provision of an alternative type of accommodation.

1.1.4 The proposed development comprises the erection of eleven pods, two club lodges, one yurt, one WC/ shower block and associated paths and landscaping.

1.1.5 The proposed development will offer an exciting new 'glamping style' experience for visiting children and teachers. In addition to providing additional bed spaces on the site, this new development will provide an alternative type of accommodation for visitors and help to sustain the future of the centre for Kingswood, whilst contributing to the economy of the local area through additional jobs created.

1.2 The Applicant

1.2.1 Kingswood is a leading educational activity provider operating 10 centres around the UK and northern France. It provides residential educational and adventure activity holidays for school children aged 8-18 and other paying guests.

The Benefits that a Kingswood Holiday Can Provide

1.2.2 Residential experiences stimulate interest, curiosity and passion for 'doing'. These activities broaden young people's horizons, enable them to develop new skills and build relationships. They make young people more engaged with learning and therefore more likely to do well.

1.2.3 Young people often take the place they live in for granted. Equally, they do not always have opportunities to travel to places beyond their immediate locality. Many young people, particularly in poorer inner-city areas and isolated rural communities, have never travelled more than a few miles from where they live.

1.2.4 Kingswood's curriculum and learning outcomes capitalise on and develop different learning styles, particularly kinaesthetic and non-cognitive learning. Experiencing something, as opposed to hearing it described or reading about it, can also help improve young people's recall and reflective skills, as they can relive the event in their heads.

1.2.5 Teachers and Students collaborating during Kingswood activities are a key way in which their relationships can be cemented. Working with children in a different environment enables headteachers, governors, teachers and support staff to see, for example, how the children respond to teamwork, what their different friendships are, and what challenges them.

1.2.6 For young people with learning difficulties and disabilities, Kingswood residential holidays can increase opportunities for interaction with people in a wider community. This helps to develop independence and social skills which, in turn, raise attainment for these students who may otherwise have limited opportunities.

1.2.7 Being a part of a Kingswood Residential affords teachers the chance to develop new leadership skills. Also, schools which run student leadership programmes speak powerfully of the benefits of learning outside the classroom in making young people more engaged in the life of the school and acting maturely in both social and learning contexts. Kingswood has amongst its programmes a sector leading leadership programme for young people, using leading psychological profiles to help students take control of their own learning and work towards their own goals, in either their personal

or school life. Kingswood has won awards for excellence for its programmes and their effectiveness.

The Range of Guests Benefitting From These Experiences

Schools

1.2.8 The Kingswood brand caters for schools (primary and secondary) and other groups, with a focus on courses and activities that deliver elements of the national curriculum which are difficult to teach in the classroom environment. Instruction is provided in computing with website design, earth sciences and a wide range of outdoor activities. The children visit the centres in groups of twelve upwards and are accompanied by their teachers and parent assistants. School groups visit at every time of the year except Christmas and the summer holidays.

1.2.9 Kingswood Peak Venture generally provides educational activity breaks of 2 to 5 days for up to approximately 200 school children aged 8 – 18 although most of the children visiting the centre are of primary school age. The centre generally operates at a maximum of 75% capacity due to gender splits and configurations in dormitory rooms.

Children's Summer Camp

1.2.10 Kingswood operates a camp for seven weeks in the summer. Its guests are children aged 6 – 16 who are normally unaccompanied by adults, so Kingswood staff look after the children in all respects.

National Citizenship Service

1.2.11 Since its pilot year in 2010 Kingswood have delivered the adventure phase of the National Citizenship Service (NCS) to over 75,000 young people making Kingswood the lead provider of this phase 1 programme in England. Kingswood has invested significantly in their staff, ensuring all are NCS ethos trained which means they can deliver the six key principles: social mixing, challenge, increased responsibility and independence, reflection, social action and inspiration. NCS and Kingswood share the belief that young people should be encouraged to defy their limits and challenge themselves. An NCS summer residential with Kingswood is a fun place to

make new friends, achieve personal goals and gain key skills that employers want and need.

Scout Association

1.2.12 The Scout Association is one of oldest and most trusted movements in the world, delivering exciting programmes to over 400,000 boys and girls in the UK each week. Scouting enables young people to take part in outdoor, adventure activities and enables them to learn skills and have experiences which they may otherwise not have the opportunity to try. Kingswood has an established relationship with the association based on the belief of the Scout Association that Kingswood offers so much more than an overnight stay.

1.3 Site Description

Kingswood Peak Venture

1.3.1 Kingswood Peak Venture extends for approximately 5 hectares and is located to the north of Penistone, South Yorkshire. The site is located approximately 1km north west of Penistone and 9km west of junction 37 of the M1. Access to the centre is gained from the A629 Halifax Road.

1.3.2 Kingswood Peak Venture is a complete indoor and outdoor education facility. The centre currently comprises a main building which is a mix of two and one storeys together with single storey structures to the rear. These buildings comprise bedrooms, toilet/ shower rooms, canteen, teaching rooms, media suites, a kitchen area and storage facilities.

1.3.3 The remainder of the site is currently comprised of hardstanding and landscaped grassed areas incorporating established tree planting belts which contain, or are adjacent to, a range of outdoor activity equipment including zip lines, climbing towers, challenge courses and den building areas. The existing trees provide significant screening of activity equipment and the site from the adjacent properties and Halifax Road.

1.3.4 Visitors staying at the centre also have controlled access to the Scout Dyke reservoir on the opposite side of Huddersfield Road for water based activities.

The Application Site

1.3.5 The proposed development site is a grassed area measuring 4435m^2 to the rear (north east) of the main building, beyond the line of established trees. The western side of the proposed accommodation area is bounded by established trees, the north eastern boundary of the site incorporates the existing zip wire.

1.3.6 A section of approximately 20 metres length along the western edge of the centre borders a residential property accessed from Halifax Road. This boundary is screened by an existing belt of established trees. With the exception of this interaction with the boundary of the centre, the application site is bounded by land occupied by the centre.

1.3.7 The closely mown amenity grass area currently has no formal activities other than providing the means to access other challenge areas around the site. It also borders the existing overhead zip line which runs from east to west across the northern edge of the site.

Pre-Application Consultation

1.3.8 Barnsley Metropolitan Borough Council (BMBC) have been engaged through pre-application discussions (Reference: 2016/ENQ/00755) with regards to the proposal and the feedback received has informed the planning application submission. Pre-application discussions confirmed that the Council considers the proposed development to have the potential to cause harm to the openness of the Green Belt and, as such, that the proposed development must be considered inappropriate development to be constructed within the Green Belt. Therefore, BMBC advised that justification would be required for the amount of development, the need to erect new accommodation rather than use or extend the existing accommodation and an assessment of the proposal upon the openness/visual amenity of the Green Belt. BMBC also advised that a consideration of the harm to the Green Belt and the benefits of the proposal would need to be provided. The documents required to accompany a full planning application for the proposed camping facilities was agreed with BMBC at the pre-application stage as follows:

- Full Planning application forms

- Full plans and elevations, site plan and location plan;
- Planning statement (to provide the justifications set out above)
- Tree survey (Ascerta), see Appendix A;
- Ecology report (Ascerta), see Appendix B; and
- Ownership certificate and agricultural holdings certificate.

1.3.9 In addition to the disucssions held with BMBC, residents at the three neighbouring properties (the adjacent property on Halifax Road and the two properties on Carr Head Lane) have been informed of the proposed development and advised that they will be able to provide comments to the Council once the application has been submitted.

2.0 THE PROPOSED DEVELOPMENT

2.1 Overview

2.1.1 The proposed development comprises the construction of eleven pods, two club lodges, one yurt, one WC/shower block and associated paths and landscaping. The proposed development will provide an exciting new offering of a camping experience at the centre.

2.1.2 The centre currently provides 239 bed spaces. The proposed development will increase the maximum theoretical capacity to 334 bed spaces. The increase in bed spaces is required to meet the anticipated demand for the camping style accommodation and enable two schools to visit the centre at any one time, whilst catering for a varying gender mix.

2.1.3 The proposed capacity (bed space numbers) of the camping facilities would be as follows (also see Drawings 1958-02-005-007);

Type of Camping Structure	**No. of structures**	**Capacity during term-time**	**Capacity out of term time**
Teacher Pod	**5**	**2**	**6**
Children's Pod	**6**	**8**	**8**
Club Lodge	**2**	**16**	**16**

2.1.4 Whilst the proposed development will mainly be occupied between spring and autumn, it is proposed that the accommodation and other infrastructure would remain in-situ all year round.

2.1.5 A site location plan is provided on Figure 1. The site layout is identified on Drawing 1958-02-002 while more detailed drawings are provided at drawings 1958-02-003 - 009.

2.2 Design

2.2.1 The camping area has been sited in the corner of an existing field, adjacent to an area of existing woodland, to the northeast of the main centre buildings and southeast of the main carpark.

2.2.2 The layout has been designed to keep the development as compact as possible to minimise its footprint on the wider site whilst providing the necessary amenity space and character for visiting guests.

2.2.3 The layout comprises a short new path through the existing area of woodland which will provide the main means of accessing the camping area from the buildings at the centre. This new section of path will then open out into a loop which will provide access to the 11 pods, 2 club lodges and yurt which are arranged around the outside of the looped path. A new section of path will provide access for camping visitors to the activity areas within the woodland belts to the north. Given that the children pods and Club Lodges do not have integral toilets or shower facilities, these facilities are provided in a new dedicated WC/shower facility on the opposite side of the path to the main path entrance to the camping area.

2.2.4 A separation distance of 2 metres from the existing overhead zip wire has been incorporated into the layout for safety reasons. A post and rail fence will enclose the new camping area and discourage other centre users from entering the camping area.

2.2.5 The pods are essentially wooden structures (dimensions of 6 x 3 x 3 metres) incorporating a 6 wheeled axle chassis. The wheels allow for manoeuvring the units into place initially but also allow the base of the pods to sit above the ground level by 300-400mm for ventilation reasons. The pods are located on a concrete pad and stabilised with blocks once finally positioned – in a similar way to a conventional caravan. Given the 300-400 mm height of the pod floor above ground, 2 shallow steps would be provided to give access to the decking from the path level. One of the pods would be identified as suitable for access by wheelchair users and provided with ramp to the required gradient from the adjacent path.

2.2.6 With regards to finishes, the timber pods would be finished with a set of rust coloured metro tile cladding to provide the necessary protection from weather. Access to the pod would be via a light oak coloured PVC door

fitted with double glazing. A high level light oak coloured PVC window would be provided at the opposite end. The pods would feature a small sheltered porch area with timber decking flooring adjacent to the entrance door.

2.2.7 The plan arrangement of the pods has been designed such that adjacent pods are at least 2.5 metres apart. Through experience this distance provides the necessary separation to allow maintenance of intervening areas and replacement of pods in the future should this be required. Images of the proposed structures are provided on Drawing 1958-02-002.

2.2.8 The arrangement of pods has been designed so as to provide appropriate dispersion of the teacher huts throughout the site to provide a degree of supervision.

2.2.9 The Club Lodges are made from a hard-wearing canvas material constructed over a wooden post frame. The roof of the lodges will be olive green in colour with a camel coloured inner tent featuring PVC windows. The canvas and frame will be attached to the base using industrial strength ratchets. There will be a timber decked terrace area at the entrance to the lodge and the lodge will feature timber decking flooring.

2.2.10 The yurt will be covered in green canvas and will feature clear PVC windows and be provided with timber decking flooring. It would have 2 entrances from the loop path and emergency exit at the rear. A gate would be provided through the surrounding post and rail fence which could provide an exit point to the surrounding field during an emergency.

2.2.11 The WC/shower block is a free standing unit, comprising a steel frame structure which is clad in horizontally arranged natural timber strips (Siberian larch). The block will be mounted on elevated foundations to ensure that it is set at the correct height above ground to accommodate drainage and services. Ramps in accordance with Part M of Building Regulations will be provided to allow suitable disabled access to the facilities.

2.2.12 All external facing materials for the camping development will be waterproof and rot-resistant.

2.3 Access

2.3.1 The existing access to the centre will not require any amendments and the site will continue to be accessed from Carr Lane and Halifax Road.

2.3.2 Within the centre, following construction, the new development will be accessed solely by foot. A new path will be laid providing access from the existing buildings and areas of hardstanding to the new camping area.

2.4 Amenities

2.4.1 All pods, Club Lodges and yurt will be provided with an electrical supply in order to allow provision of the necessary heat and power. In addition, the 5 no. teacher pods will be provided with hot and cold water and be connected to the foul drain.

2.4.2 The WC/shower block will provide male, female and disabled WC and shower facilities.

2.4.3 Foul sewage from the WC/shower block would be directed along the line of the path entrance through the woodland in order to reach an underground pump towards the northern corner of the site and 5 teacher pods will be pumped to a new manhole south of the site and then discharged to the existing mains sewer in Huddersfield Road. Yorkshire Water has been approached to allow this discharge of foul sewage into its system and Kingswood is waiting to receive its response. If Yorkshire Water fail to accept that this discharge can be directed into its system, Kingswood will provide a tanked method of containing foul sewage and arrangements made to have this emptied at regular intervals.

2.4.4 It is proposed to construct the paths using an ‘ecogrid system’ (see detail sheet 1958-02-008). This would generally be 1.2 metres wide but widen out in front of groups of pods in order to allow the placement of picnic tables for use by camping visitors.

2.4.5 The path system comprises a cellular honeycomb construction made from recycled plastic, which is infilled with dark granular material. This type of path system is proposed in order to minimise excavation necessary for the path construction through the wooded area. Given that it has a free draining construction layer, it will also allow visitors to the camping area to

walk around the site without getting muddy feet, which can be an operational problem in wet weather.

2.4.6 A set of lighting bollards is proposed to provide camping visitors with the ability to safely negotiate their way through the trees at the entrance during the hours of darkness. These will be low level and only shine light onto the path surface avoiding any problems of light spillage into the wider environment.

2.5 Construction Programme

2.5.1 The proposed works subject to this application would take in the order of 6 – 8 weeks to complete and construction would take place between the end of April to June 2017.

3.0 PLANNING POLICY APPRAISAL

3.1 Introduction

3.1.1 Section 38(6) of The Planning and Compulsory Purchase Act 2004 requires that any planning application be considered against the policies within the statutory development plan unless material considerations indicate otherwise. This has been re-stated by the National Planning Policy Framework which was published in 2012 (NPPF). Paragraph 212 of the NPPF states that *"due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."*

3.1.2 In this instance, the relevant planning policy framework consists of the Barnsley Core Strategy, the Barnsley Education Sites Development Plan Document (DPD) and the remaining saved policies of the Unitary Development Plan.

3.1.3 The appraisal below considers all the relevant policies and guidance which are considered directly material to the determination of the proposal for which planning permission is sought. In this case, due to proposed development being located within allocated Green Belt, the main policy consideration is Section 9 of the NPPF which deals with the protection of the Green Belt; this consideration shall be dealt with first.

3.2 National Planning Policy Framework

Greenbelt

3.2.1 Paragraph 79 of the NPPF states that fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

3.2.2 Paragraph 89 of the NPPF confirms that, in the majority of cases, the construction of new buildings in the Green Belt is inappropriate development however a small number of exceptions are identified. One of these exceptions is identified as follows: the *'provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as*

it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it'.

3.2.3 In some cases, developments such as that relevant to this application may be considered to fall within this exception. However, pre-application discussions (Reference: 2016/ENQ/00755) with Barnsley Metropolitan Borough Council have confirmed that the proposed development has the potential to cause harm to the openness of the Green Belt and, as such, must be considered inappropriate development to be constructed within the Green Belt.

3.2.4 Paragraphs 87 of the NPPF state that inappropriate development is harmful to the Green Belt and should not be approved except in 'very special circumstances. Although the proposed development is inappropriate development in the Green Belt, there are demonstrable benefits to the proposal which must be considered so that a conclusion may be reached as to whether the harm caused by the development is clearly outweighed by other considerations deemed to be 'very special circumstances'.

3.2.5 In order to assess the extent of potential harm of the development, the matters of openness and permanence are considered in more detail below, along with a consideration of whether the proposal is contrary to the purposes of the Green Belt. A summary of the benefits of the proposal which represent 'very special circumstances' is also provided.

Openness

3.2.6 The area of Green Belt around the Kingswood Peak Venture centre is urban fringe in nature. The centre is located adjacent to the A629 and a variety of land uses including several clusters of residential properties. The town of Penistone is located approximately 1km to the south.

3.2.7 The site itself is bounded by dense, mature trees and is only visible from within the grounds of the centre. The proposed development would not result in any increase to the height of the development at the site.

3.2.8 Whilst the proposed development may result in some reduction in the openness of the Green Belt, this would only be apparent from within the grounds of the centre and the influence would not extend to the wider Green Belt.

Permanence

3.2.9 The proposed development would remain in situ for as long as it is required by the centre. Due to the nature of the proposed structures and construction methods employed in the delivery of such a project, the work required to restore the site to its state prior to the implementation of the proposal would be minimal.

Purposes of including land within the Green Belt

3.2.10 The purposes of the Green Belt are stated in Paragraph 80 of the NPPF, as follows:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

3.2.11 As set out above, the effects of the proposed development on the Green Belt will not extend beyond the boundaries of the Kingswood Peak Venture site. As such, beyond the site boundaries, the Green Belt will continue to meet the purposes detailed in Paragraph 80 of the NPPF.

Very Special Circumstances

3.2.12 There is currently a deficit of accommodation at the centre. None of the existing buildings on site are capable of providing the additional accommodation required for visiting children and teachers as they are occupied by other uses integral to the use of the site as an educational activity centre.

3.2.13 The proposed additional accommodation is required in order for the business to meet demand for its educational experiences and activities and deliver the benefits such experiences provide to local children. Kingswood have chosen to provide the accommodation in the form of club lodges, pods and a yurt as this is a new and exciting alternative form of accommodation which is comparable to camping, something which many children would never experience were it not for Kingswood.

3.2.14 There are several benefits which would be provided by the proposed development, in summary:

- The development would enable Kingswood to continue to meet the demand for its outdoor education courses and therefore enable it to provide more young people with the benefits of a Kingswood residential holiday, as set out in Section 1;
- Enabling Kingswood to meet demand for residential holidays will contribute to the longevity of the business operating at the Peak Venture site;
- The development would expand the provisions at the centre for disabled children; and
- The development would attract more people to the area (staff and visitors) and create nine jobs, supporting the local economy.

3.2.15 The considerations in support of the proposal clearly outweigh any potential limited harm to the Green Belt and therefore demonstrable 'very special circumstances' exist, in accordance with Paragraph 88 of the NPPF. As such, the proposal should not be refused on Green Belt matters.

3.3 Local Planning Policy

Barnsley Core Strategy (adopted September 2011)

3.3.1 The Core Strategy was adopted in Septembe 2011 and sets out the long term strategic policies for Barnsley's development.

3.3.2 Policy CSP Policy CSP 4 states that development will not be permitted where it would be at an unacceptable risk of flooding or would give rise to flooding elsewhere. The proposed development site is within flood zone 1 and will not contribute to flooding elsewhere.

3.3.3 Policy CSP 19 requires that existing employment land and buildings be retained and aims to safeguard existing employment land from non-employment uses. The proposed development would allow the existing business at the site to grow, creating an anticipated nine jobs. Consequently, the proposed development is in accordance with Policy CSP 9.

3.3.4 Policy CSP 21 states that the Council will encourage a viable rural economy by allowing development in rural areas, providing it achieves one of the objectives listed in the policy and meets the criteria required of development in such areas.

3.3.5 The proposed development is required for the centre to meet demands for the courses it offers and will result in the growth of the existing outdoor recreational business at Kingswood Peak Venture centre.

3.3.6 Opportunities to provide the additional accommodation within the existing buildings on the site have been explored. The existing buildings provide bed spaces, toilets and shower rooms, a canteen, teaching rooms, media suites, a kitchen area and storage facilities; uses which are integral to the overall site usage of an outdoor education centre which cannot be moved elsewhere. Therefore, the only way to provide the additional accommodation is to provide additional structures elsewhere on the site; Kingswood have taken this as an opportunity to provide an exciting new accommodation experience.

3.3.7 The proposed development has been designed so that it is proportionate to the existing structures at the site and is directly related to the needs of the development. The harm upon the Green Belt resulting from the proposed development has been demonstrated to be limited and the benefits of the proposal clearly outweigh this limited harm. The development will not have a harmful impact on the countryside, biodiversity, landscape or local character of the area. In addition, the proposed development will not impact upon the surrounding agricultural land. Having regard to the aforementioned, the proposal is considered to be supported by Policy CSP 21.

3.3.8 Policy CSP 29 details the Council's expectations in terms of the design of development in the Borough. The proposed development makes a positive contribution to the existing development in terms of design and will enhance the experience of children at the centre by providing a distinctive and unusual form of accommodation. The proposed development is therefore in accordance with Policy CSP 29.

3.3.9 Policy CSP 34 confirms the Council's commitment to safeguarding the Green Belt in the area. The proposed development may have some very limited effects on the openness of the Green Belt, however these effects will

not extend beyond the boundaries of the Kingswood Peak Venture site. 'Very special circumstances' have been demonstrated to exist in the case of this proposal, in accordance with the NPPF. Therefore the proposal complies with Policy CSP34.

3.3.10 Policy CSP 36 states that development will be expected to conserve and enhance the biodiversity and geological features of the Borough. The proposed development has been designed in order to ensure that existing trees do not need to be removed and to minimise the amount of 'cutting back' required to facilitate the laying of the paths providing access in to the camping area. The proposed development will provide ecological benefits to the site due to the new areas of woodland and hedge to be planted as part of the development.

Saved Policies of the Unitary Development Plan

3.3.11 Policy WR10 confirms that the proposed development site is located within the Green Belt.

3.3.12 Policies GS6 and GS8 relate to development within the Green Belt. Policy GS8 requires that development proposals within the Green Belt must demonstrate very special circumstances unless they meet certain criteria to be considered exceptional. As set out above, 'very special circumstances' have been demonstrated to exist in the case of this proposal. Therefore the proposal should not be refused on Green Belt matters.

3.4 Conclusion

3.4.1 It is apparent from the assessment of the planning policy documents, set out in the appraisal text above, that the proposed development is either in conformity with, or supported by, all relevant facets of the planning policy context.

4.0 ENVIRONMENTAL CONSIDERATIONS

4.1 Introduction

4.1.1 Development proposals such as that considered in this statement have potential to cause environmental effects. A summary of the potential effects relating to this development is provided below.

4.2 Social and Economic Benefits

4.2.1 The proposed development is required in order for Kingswood to keep up with current demand for the use of the site, particularly during the busy summer months. As such, the proposed development would help to ensure the longevity of the business at this site.

4.2.2 Kingswood's Peak Venture centre provides the following benefits:

- Provision of educationally rich activities which meet curriculum standards and teachers' objectives;
- Allowing children to learn safely outdoors, learning about healthy lifestyles and active minds;
- Students learn how to take risks in a safe and secure environment. Young people learn through having fun, with engaging and inspiring challenges, learning more about themselves and their classmates;
- Students learn to work as a team, demonstrating support, tolerance and encouragement for others. Time away from home inspires confidence and independence; and key life skills development includes decision making, leadership, initiative and problem solving;
- The experience equips children with valuable social skills for their future, broadening their horizons to the opportunities available and non-academic ways of learning; increasing their appetite for learning and in turn, raising standards of attainment;
- The site provides employment and training opportunities for local communities – providing foundations for the long-term economic regeneration of the wider area. It is anticipated that nine jobs would be created as a result of the development (5 x activity staff, 1 x kitchen, 1 x housekeeping, 1 x maintenance and 1 x administrative support);
- The site is an attraction of new people (visitors and some staff) to the area – supporting the local economy; and

- The site is fully accessible to disabled visitors, teachers and staff with provision of disabled access rooms and disabled parking.

4.3 Arboricultural

4.3.1 A tree survey and Arboricultural Impact Assessment (AIA) (Appendix A) has been completed at the site, as advised by BMBC through pre-application discussions. The AIA identified that the proposed works do not require the removal of any trees but that in the absence of suitable controls, the development has potential to have an indirect impact on a number of the trees proposed for retention.

4.3.2 The outcomes of the AIA have informed the design of the proposed layout. A path providing access from the car park area and existing buildings at the site in to the proposed camping area has been routed as recommended in the AIA, avoiding the need to remove any trees. The footpath will be constructed from geocell which will require a minimal amount of removal of vegetation and topsoil, as recommended in the AIA.

4.3.3 Mitigation measures to be implemented during the construction phase were also recommended within the AIA and these measures will be adopted. These measures include the erection of protective fencing to safeguard root systems and the use of a 'no-dig' construction methodology for the digging of the proposed services trench.

4.3.4 In light of the above, the potential for the development to have a direct impact upon trees has been minimised. In addition to minimising the risk to existing trees, woodland and hedge planting is proposed as part of the development (see Drawing 1958-02-004).

4.4 Ecology

4.4.1 A Preliminary Ecological Appraisal (PEA) (Appendix B) has been undertaken as advised by BMBC through pre-application discussions. This PEA identified that the habitats to be lost as a result of the development are small in area and not of high ecological value and concluded that their loss will not adversely affect the ecological value of the wider area provided recommendations for mitigation measures are followed.

4.4.2 The PEA also identified that the site provides habitat for foraging birds and bats and nesting birds and provided recommendations for measures to ensure these species will not be adversely affected by the proposals.

4.4.3 The recommended mitigation measures for the consruction period and ecological enhancements will be adopted in the development and there would be very limited impact on the local ecology as a result of the proposals.

4.5 Landscape and Visual

4.5.1 The proposed development is located within the Green Belt. As set out above, the proposal will result in effects to the Green Belt; however these effects will not extend beyond the boundaries of the Kingswood Peak Venture site.

4.6 Transport

4.6.1 The proposed development would result in minimal changes to the anticipated vehicle movements associated with Kingswood's Peak Venture Centre. Students are to be transported to site in coaches, a maximum of two extra coaches would visit the centre every Monday, Wednesday, Friday and Sunday. Additional staff movements would be catered for by using the existing staff minibus transport service and will therefore not result in an increase in traffic. No additional parking provision is required as a result of the proposed development. Having regard to the aforementioned, there will be no material effect on vehicular movements or traffic generation resulting from the proposed development.

4.7 Residential Amenity

4.7.1 The nearest residential receptors are located adjacent to the proposed development to the north and south of the main building at the site. The location of the proposed camping development is largely screened from view by existing buildings and/or existing trees. This together with significant areas of new woodland planting will mean that amenity of nearby residential receptors will remain largely unchanged from the existing situation.

4.7.2 The ratio of teachers and children will be organised so as to provide a high level of supervision tailored to the guests needs.

4.7.3 Low-level pedestrian lighting in the form of timber lighting bollards is proposed for the path between the camping structures and WC/Shower block. This form of lighting has been chosen so that the camping area can be safely navigated during the hours of darkness, whilst ensuring that adjacent residential receptors will not be affected.

4.7.4 The proposed development is required in order for Kingswood to meet demand for its educational experiences and provide them with an exciting alternative form of accommodation which they may otherwise not experience. Kingswood does not have any intention to allow public access to the site, nor will the proposed development be occupied as any person's main place of residence.

4.7.5 As such, the proposed development will not result in any appreciable effect upon the amenity of local residents.

4.8 Site Drainage

4.8.1 A review of the Environment Agency Flood Map data has confirmed that the site is located within Flood Zone 1 and thus there are no flood risk issues.

4.8.2 The permeable surfacing to be lost as a result of the proposed development (approximately 465m^2) would have a negligible impact upon surface water run-off rates. Rainwater from the surface of the proposed structures would run-off onto the surrounding grassed area and infiltrate into the ground. As such, the proposed development would not result in an increased risk of flooding elsewhere.

5.0 CONCLUSIONS

5.1 The planning application to which this statement relates seeks to construct eleven pods, two club lodges, one yurt, one WC/shower block and associated paths and landscaping at Kingswood Peak Venture, Penistone.

5.2 The detailed appraisal set out above considers the proposed development against the National Planning Policy Framework and the relevant Statutory Development Plan policies contained in the Barnsley Core Strategy and the saved policies of the Barnsley Unitary Development Plan.

5.3 It is apparent from the assessment that 'very special circumstances' exist and that therefore the proposal is in accordance with local and national policy on development in the Green Belt. It has also been demonstrated that the proposed development is either in conformity with, or supported by, all other relevant facets of the planning policy context.

5.4 The proposed development is required in order to satisfy the demand for the learning experiences provided by Kingswood and to contribute to the sustainability of the centre and enable it to continue to deliver the benefits it provides.

5.5 The granting of planning permission would do this whilst ensuring that the site continues to be developed to high environmental standards without causing unacceptable harm to the Green Belt.

6.0 APPENDICES

6.1 **Appendix A – Arboricultural Impact Assessment**

6.2 **Appendix B – Preliminary Ecological Appraisal**

6.3 **Appendix C – Pre-application Advice Email**

Appendix A - Arboricultural Impact Assessment

Ascerta

Landscape, Arboricultural & Ecological Solutions
for the Built Environment

Arboricultural Impact Assessment

Kingswood Peak Venture
Ingbirchworth
S36 7EZ

February 2017

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Contents

EXECUTIVE SUMMARY

A survey of the existing trees on and adjacent Kingswood Peak Venture, Ingbirchworth, S36 7EZ has been carried out by a suitably qualified and competent Arboriculturist in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.

The purpose of the survey and of this report is to identify the impact of the proposed development of the site on trees, both within and immediately adjacent the site, in accordance with the provisions of BS5837: 2012.

The development of the site will involve the construction of a new footpath and a number of wooden pods, which will not require the removal of any existing trees but, in the absence of suitable controls, has the potential to have an indirect impact on a number of the trees proposed for retention.

Mitigation for the impact of the development can be provided in the form of the following:

- The erection of protective fencing in advance of the commencement of the development to safeguard the root systems of retained trees;
- The agreement, in advance of the commencement of the development, together with the implementation during the construction phase, of a methodology for the protection of retained trees; and
- The use of geotextiles and a 'no-dig' construction methodology where proposed hard surfaces overlap with root protection areas.

Compensation for the impact of the development can be achieved by way of the following:

- The planting of new trees and shrubs as part of a comprehensive landscape scheme if considered appropriate.

1.0 Introduction

1.1 Ascerta has been instructed by Axisped to carry out a survey of the trees within and immediately adjacent Kingswood Peak Venture, Ingbirchworth, S36 7EZ and to assess the potential impact of the development as proposed on trees within / adjacent the site in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations.*

1.2 The site was visited on 19th January, 2017 by Robert Armitage BSc (Hons), a competent and qualified arboriculturist with experience of the UK and European arboricultural and landscape industries within the context of the planning system. During the site visit, a survey was carried out of the trees growing both on and immediately adjacent the site to the standards contained within BS5837: 2012. This report presents the results of the survey, provides an assessment of the impact of the development and includes recommendations for further actions, where applicable, in order to mitigate any potentially negative effects of the development on tree cover within the local landscape.

2.0 Objectives

2.1 Our client's objective is to develop the site by the construction of a new footpath and a number of wooden pods.

2.2 Our objectives are as follows:

- Identify what arboricultural features exist presently within and adjacent the site and to record and categorise them in a manner consistent with BS5837: 2012;
- Identify which trees will need to be removed directly as a result of the proposed development of the site;
- Identify any indirect impact from the proposed development on trees proposed for retention;
- Provide an indication of what protection measures can be implemented as part of the development of the site to ensure the physical protection of retained trees;
- Provide recommendations for mitigation and compensation in terms of new planting or enhancement of existing features of arboricultural, landscape or ecological interest or importance; and
- Provide any other recommendations to assist our clients in achieving their objectives whilst satisfying current legislation or policy guidance in relation to the woody vegetation on site.

3.0 Planning Policy & Relevant Legislation

3.1 The National Planning Policy Framework (March 2012) sets out the Government's planning policies for England and how these are expected to be applied. The Framework contains a presumption in favour of sustainable development, with sustainable development in the UK being defined under the UK Sustainable Development Strategy *Securing the Future.* This sets out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

3.2 The Framework seeks to facilitate the approval, without delay, of developments that meet the objectives of up to date Local Plans. Where proposed developments involve net gains for nature and biodiversity, this is to be seen as a positive improvement in the quality of the natural environment and thus in compliance with the objectives of the Framework.

3.3 The site lies within the Barnsley Council administrative area and is subject to the Barnsley Unitary Development Plan. Policies GS22, GS22A and GS22B under ***Woodlands Hedgerows & Trees*** apply to the subject site in relation to trees and have been taken into account when writing this report.

3.4 Checks made online with Barnsley Council on 31st January, 2017 indicate that none of the trees within the site are subject to statutory controls either in the form of a Tree Preservation Order, nor by virtue of their location within a Conservation Area. In advance of the commencement of any works to trees within or adjacent the site, those instructing and proposing to carry out such works should satisfy themselves that all appropriate consents are in place to prevent potential breach of legislation.

3.5 British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations* provides current recommendations and guidance on the relationship between trees and design, demolition and the construction processes. It sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and structures.

3.6 Notwithstanding the aforementioned policies and legislation, consideration should also be given to any impacts from the proposed development in respect of the Hedgerow Regulations 1997 and the Forestry Act 1967 (and specifically the potential need for a felling licence), as well as existing UK and European legislation relating to wildlife and nature conservation.

4.0 Survey & Survey Methodology

4.1 We have been supplied with a digital copy of the Ordnance Survey map for the site. Features of arboricultural or landscape interest that have been excluded from the original plan (for example trees on or located off site but within a distance from the boundary of the site equal to or less than 12 times the stem diameter of that tree) have been added to the plan manually.

4.2 Our assessment of the soils within the site, based on local site conditions, geography, available soil maps and our own experience of soils across the United Kingdom, indicates that the soils on site are likely to contain a clay element, and that this will have a plasticity index in the low/medium range. Any further details or confirmation of the exact nature of soil conditions on site will require further, more rigorous sampling and analysis. It is not however anticipated that the clay content will cause specific issues relating to retention of trees given the impact of the development proposals, providing that consideration is given to this aspect in advance of and during the construction phase of the development. Provision will need to be made for the protection of soil structure in key areas during the construction phase and the repair of any damage post construction. Further details are provided throughout this report and final details can be secured via planning condition.

4.3 Our survey of the trees within and adjacent the site was carried out by a qualified and competent arboriculturist in accordance with sections 4.4 and 4.5 of BS5837: 2012 on 19th January, 2017 during cold and cloudy weather conditions. Those trees surveyed have been numbered sequentially, although for the purposes of this project they have not been tagged. The trees have also been categorised in accordance with section 4.5 and Table 1 of the Standard.

4.4 Where relevant and where the quality of shrub masses and hedges justifies recording, details have been recorded to the tree survey plan and tree data tables.

4.5 Where trees are surveyed that require immediate attention, for example to abate a nuisance, prevent a serious hazard to life or property, or are affected by a pathogen or pest that could cause widespread damage unless it is controlled, notification will be issued to the relevant person or organisation such that appropriate action can be taken.

4.6 Root Protection Areas for those trees surveyed have been calculated in accordance with the formulas within section 4.6 and Annex C of the Standard and can be found within the tree data tables that accompany this report. The tree data tables also contain a key to abbreviations used and the rationale for determining Root Protection Areas for groups of trees and woodlands (where applicable).

5.0 Survey Results & Impact Assessment

5.1 **Existing Tree Cover:** One individual tree and three groups of trees were recorded during our survey, the details of which can be found within Appendix 1 to this report and cross referenced with drawing P.836.17.01 *Tree Survey*.

5.2 **Direct Impact on Trees:** The development of the site as proposed will not require the removal of any existing trees.

5.3 **Indirect Impact on Trees:** In the absence of suitable controls, the development may well have an indirect impact on a number of trees on the site. Measures are therefore required during the construction phase, as described throughout this report, in order to safeguard retained trees for the long term benefit of the landscape.

5.4 **Context in the Wider Landscape:** The wider landscape comprises agricultural fields and large areas of open space with a moderate/relatively high level of tree cover located in small groups and along field boundaries. As the development does not require the removal of any trees, there is potentially no impact on the extent of canopy cover within the wider landscape associated with the proposals.

5.5 **Hedgerows:** In accordance with the Hedgerow Regulations 1997, 'important' hedgerows (in the context of the Regulations) should not be removed without a Hedgerow Removal Notice issued by the relevant Local Authority, unless that removal is subject to an appropriate consent under the Town and Country Planning Act 1990. In this instance however, no hedgerows are proposed for removal to accommodate the development proposals, therefore there are no arboricultural implications associated with such work.

5.6 **Potential Mitigation for Development Impacts:** Mitigation of the impacts from the development of the site can be provided by the implementation of a tree protection method statement in order to ensure the protection of the trees during all phases of the development. Details of the precautionary measures required to safeguard retained trees are outlined within this report and annotated on drawing P.836.17.02 *Tree Constraints & Draft Protection Drawing* appended to this report.

5.0 Survey Results & Impact Assessment (Continued)

5.7 **Potential for Shading & Nuisance:** In this instance, considering the positioning of retained trees to pods, and the proposed use for the site, we do not consider that shade will be excessive, or that any other ordinary circumstance arising from the presence of trees, for example from leaf or fruit drop, will constitute an unacceptable nuisance.

5.8 **Boundary Screening:** The absence of trees along certain boundaries of the site creates an opportunity for new planting where, if required from a landscape perspective, can be addressed by a suitable mixture of trees, shrubs and where appropriate hedging to soften the hard edges of the built environment, filter views in and out of the site and generally integrate the development into the surrounding landscape.

5.9 **Long Term Spatial Constraints:** The proposed layout has been designed to meet the standards set by the local planning authority and is such that, where applicable, there should generally be adequate space between new buildings and trees to limit the potential for future pressure to remove trees. Whilst it is not possible to predict what actions future occupiers will seek to take in respect of trees within or adjacent properties, the existing layout is considered acceptable from a design perspective and contributes to a balanced landscape.

5.10 **Existing Areas of Hard Standing:** There are no existing areas of hard standing proposed for removal located close to trees proposed for retention, therefore subject to the agreement and implementation of physical protection for those trees throughout the ground works / remediation stage of the project, there should be no arboricultural implications associated to the removal of such surfaces.

5.11 **Existing buildings/structures to be removed:** No buildings are to be demolished as part of the proposals and so there are no arboricultural implications associated with demolition.

5.12 **Proposed Areas of Hard Standing:** A 2m wide footpath is proposed to pass through G1 and is located within several root protection areas of trees proposed for retention. As there is therefore the potential for the construction process to cause significant damage to roots, we propose that the path is constructed under the supervision of a project arboriculturist and incorporates a suitable Geo-textile with a porous finished surface in order to retain a healthy rooting environment below. Excavations are to be kept as shallow as possible, only removing surface layers of vegetation and loose top soil with any exposed roots pruned appropriately back to the soil surface by the project arboriculturist. This area of the site is marked on drawing P.836.17.02 *Tree Constraints & Draft Protection Drawing* appended to this report and additional precautionary measures are provided in order to safeguard the trees, all the final details of which should be subject to a methodology agreed in advance of the commencement of the development.

5.0 Survey Results & Impact Assessment (Continued)

5.13 Proposed Buildings Located Adjacent / Within Root Protection Areas: Proposed wooden pods are located outside the root protection areas of retained trees and therefore there are potentially no adverse arboricultural impacts associated to this element of the development. No special construction methodologies will be required over and above the proposed arrangements for tree protection as outlined elsewhere in this report in order to safeguard trees from the impacts of construction works.

5.1**4** **Proposed Services:** A 10m service trench is proposed to run alongside the footpath through G1 which will need to be excavated to a depth of 700mm. At this depth, the trench will likely expose a large quantity of both structural and feeder roots of adjacent trees and so, in order to avoid an unacceptable level of root loss, we propose the trench is excavated using an air spade, with roots pruned cleanly back to the soil surface where necessary. Structural roots should be retained where possible, so that services run over or beneath the roots; decisions on which roots are pruned and which are not will be made on site by the project arboriculturist.

During the installation process however, general guidance can be obtained from the National Joint Utilities Group publication *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Volume 4* such as to minimise the impact of works on retained trees.

5.15 **Working Space During the Construction Phase:** Working space will be somewhat restricted around the proposed footpath and works will require care in order to not cause unacceptable damage to retained trees; however, providing that facilitation pruning works are carried out in advance of the construction phase and that an arboricultural method statement is created for the site, there should be adequate working space to avoid damage to retained trees.

5.0 Survey Results & Impact Assessment (Continued)

5.16 **Access Facilitation Pruning:** Trees within G1 immediately adjacent the proposed footpath will require an element of branch tip reduction/lower branch removal away from the working area in order to avoid any unnecessary canopy damage during the works; however, providing that these works are controlled and carried out to a minimum of the standards as contained within BS3998: 2010 *Tree work – Recommendations,* then the visual impact of the work will be minimal and will not detract from the overall landscape value of the site. Our preliminary recommendations for arboricultural works are stated within the Tree Data Tables at Appendix 2.

5.17 **Requirement for an Arboricultural Method Statement:** It would be beneficial to agree and implement a Method Statement for Tree Protection (an Arboricultural Method Statement) to ensure that retained trees are adequately protected from the outset and that no unnecessary harm occurs during the construction phase. Section 6 of this report contains further details of the aspects of the development that could successfully be controlled, which can in turn be subject to a suitably worded planning condition.

5.18 **Planning for New Landscaping:** If not considered carefully at the design stage, new planting and landscaping can have an adverse impact on existing trees and cause long term problems for the built environment. Care should be taken in the design of new landscapes to prevent physical damage to retained trees during the planting process, and to ensure that schemes are designed to survive and thrive rather than compete for resources. Similarly new trees and shrubs should not be planted where they will cause damage to structures, either directly or indirectly in the future. Table A1 at Annex A of the Standard gives advice on minimum distances for new trees from structures to avoid direct damage from future tree growth. Further advice should be sought from the project arboriculturist and a suitably qualified and experienced engineer as to the potential indirect impact of trees on structures in the long term (from clay shrinkage subsidence).

6.0 Tree Protection Measures

6.1 On the basis of the proposed layout and those trees proposed for retention, drawing P.836.17.02 *Tree Constraints & Draft Protection Drawing* shows our preliminary recommendations for the physical protection of retained trees throughout the construction phase. The plan indicates the location of protective barriers, as well as the specification for construction of the protective fencing in accordance with Figures 2 & 3 of the Standard. These barriers will form a construction exclusion zone around the retained trees.

6.2 In addition to the erection of protective fencing, drawing P. 836.17.02 *Tree Constraints & Draft Protection Drawing* shows areas where it would be beneficial to agree a tree protection method statement between the project arboriculturist, design & construction teams and the local planning authority tree officer. The method statement will need to address and make allowance for the following:

- All forms of access required to the site;
- Site cabins and storage areas;
- Proposed parking for site personnel;
- Phasing of works;
- Space required for excavations (including foundation excavations);
- Any required special construction techniques (for example provision of porous surfaces);
- The location and construction methodology for installation of services in close proximity to retained trees & hedges;
- Any changes in ground levels and any resulting requirement for retaining structures;
- Proposed root zone enhancement measures;
- Working space for cranes, plant and scaffolding; and
- Management of waste products within the site.

6.3 Over and above the physical tree protection measures that should form the basis for the tree protection method statement, the following details should be provided within the method statement:

- Protection of the soil structure within the proposed planted areas (where applicable);
- Planting operations within the root protection areas of retained trees;
- Any required / additional precautions outside of construction exclusion zones in relation to the treatment & landscaping of garden or open space areas; and
- System of arboricultural site monitoring / schedule of site visits and resulting actions.

7.0 Summary of Impacts & Potential Mitigation Factors

7.1 Table 1 below summarises the impacts of the development as proposed on tree cover within and immediately adjacent the site. Comments are also provided on potential mitigation, compensation or special measures required in order to minimise the impact of the development and safeguard trees proposed for retention.

Table 1: Summary of the impacts of the development on trees within / adjacent the site.

Issue	Affecting	Mitigation / Compensation / Special Procedures
Indirect physical impact on retained trees	G1	Tree protection fencing should be erected to an agreed specification in advance of the commencement of the development. Key areas where works are proposed within or immediately adjacent root protection areas of retained trees should be subject to a method statement, agreed in advance as a condition of planning consent.
Provision of new hard surfaces	G1	Suitable construction methodologies are achievable, with the use of geotextiles / porous surfaces where applicable. Sensitive excavations will be required with an element of root pruning when necessary. Works in this area to be overseen by project arboriculturist.
Provision of services	G1	Service trench to be dug using an air spade and be supervised by the project arboriculturist.
Working Space	G1	Working methodology to be agreed in advance.
Access Facilitation Pruning	G1	All pruning works should be carried out to a minimum of the standards contained within BS3998: 2010 *Tree work – Recommendations*.
Protective Fencing	To be erected to an agreed specification in advance of the commencement of the development and retained in-situ throughout the course of the construction phase.	

7.2 On the basis of the above and the contents of this report, it is considered appropriate that a Method Statement for Tree Protection be prepared as a condition of planning consent to demonstrate how trees proposed for retention can be suitably safeguarded. The Method Statement should be adopted as a control document by site personnel.

8.0 Conclusions & Recommendations

8.1 The direct and indirect impacts on tree cover as a result of the development proposals are outlined within this report and mitigation proposed accordingly that seeks where possible to satisfy local and national planning guidance and policy. Where trees are proposed for removal, replacement planting should be undertaken as part of a landscape strategy for the site in line with local plan requirements and to integrate the development into the surrounding landscape. Arrangements for the safeguarding and physical protection of retained trees should be agreed and implemented in a manner consistent with current arboricultural management practices to minimise any potentially negative effects on long term tree cover.

8.2 We recommend that a landscape proposal be prepared for the site, to include where feasible provision for the planting of a mixture of native, as well as ornamental trees, shrubs and hedges, and implemented as a condition of planning consent. We also recommend that tree protection measures are implemented in accordance with a finalised version of drawing P.836.17.02 *Tree Constraints & Draft Protection Drawing* and that a tree protection / arboricultural method statement be prepared and implemented as a condition of planning consent for the development.

9.0 References

Department for Communities and Local Government (March 2012) *National Planning Policy Framework*;

Barnsley Unitary Development Plan;

British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*;

National Joint Utilities Group publication *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Volume 4.*

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Appendix 1

Site:	**P.836.17 Kingswood Peak Venture, Ingbirchworth S36 7EZ**	Surveyor:	**Robert Armitage**
Client:	**Axis ped**	Survey Date:	**19th January, 2017**
Brief:	**Tree Survey to BS5837:2012**	Survey Conditions:	**Cold and cloudy**

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T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat Grade
					N	S	E	W							
T1	Oak	10	380+ 370+ 340	7.56	7	7	4	7	2	EM/M	F	Evidence of past pruning on lower branches. Unoccluded wounds. Multi-stemmed from the base. Possibly two trees.	No works required at this stage.	30+	**B2**
G1	Ash, Goat Willow, Birch, Laurel, Sycamore, Beech, Hazel, Cherry, Alder, Field Maple, Holly, Elder, Hawthorn and Grey Willow	13.5	340	4.08	4.5	4	3.5	3.5	1.5s	Y/EM	F	Relatively high planting density group of mainly Grey Willow and Goat Willow of limited value. Occasional Birch and Alder with even less regular Beech. Hazel, Holly and Laurel in understorey.	Proposed footpath and service trench to pass through group. Trench to be dug using air spade with roots pruned back to soil surface. No roots greater than 25mm to be severed without the express consent of the project arboriculturist. Prune low extensive branches away from working area.	30+	**B2/C2**
G2	Cherry	12.5	390	4.68	4.5	4.5	6	6	1.5e	EM/M	F	Large acutely angled bark inclusion on most northerly stem. Located on embankment in a previously cleared section of the wider group. Canopies appear full.	No works required at this stage.	20+	**B2/C2**
G3	Field Maple, Norway Maple, Sycamore and Dogwood	7	240#	2.88	2.5	2.5	2.5	2.5	0	Y/EM	F	Predominantly young, small diameter, elongated, self-seeded Norway Maple and Field Maple behind boundary fence. One larger stem approximately 150mmDBH located approximately 1m from the side boundary. Laurel scrub colonising site. Canopies over hanging adjacent sheds. Relatively low value group should not be influenced by development proposals.	No works required at this stage.	30+	**C2**

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*
Ht Crown Clearance: Canopy ground clearance
Structural Condition: Description of any observed defects
Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used
Root Protection Area Radius: Root Protection Area as per BS5837: 2012
Age Class: Y = Young, EM =Early Mature, M = Mature, OM = Over mature, D = Dead
Preliminary Recommendations: Made in respect of known / intended use of the site
* For groups of trees, the stem diameter of the largest tree in the group is generally used
# Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead
Est. (yrs): Estimated remaining contribution in years

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Appendix 2

Dentwait View

Hoyland Moor

T1

G1

G2

G3

Predominantly Hazel scrub fronts the group with larger trees / Cherry, Norway Maple set back from canopy edge by approx. 3m. stems approx. 350Ø

Oak and Hawthorn scrub remote

ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NG BY BEST FIT TO DETAIL, EXTRACTED FROM OS DIGITAL DATA.

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REV	DESCRIPTION	DATE

CLIENT:
Axis ped

PROJECT:
Kingswood Peak Venture, Ingbirchworth

DRAWING TITLE:
Tree Survey

SCALE:	DRAWN BY:	DRAWING No:	REV:
1:500 @A2	CP	P.836.17.01	-
DATE: 19/01/2017	CHKD BY: RA		

KEY

Existing tree

DO NOT SCALE

S:\All Jobs\836.17 Kingswood Peak Venture, Ingbirchworth, S36 7EZ\Drawings\P.836.17.01 Tree Survey

Hoyland Moor

Dentwood View

COACH DROP OFF/
CAR PARK

MAIN SITE ACCESS

Shower/ WC block

Proposed location (subject to future application)

700mm deep service trench to be dug using an air-spade with works supervised by the project arboriculturist in order to ensure exposed roots are dealt with appropriately. Where applicable, services to run over larger structural roots to avoid the need for severance.

Advised location of footpath requiring no trees to be removed. Footpath to be porous and be constructed using a geo-textile, with excavations only permitted to remove surface layers of vegetation and loose top-soil.

T1

G1

G2

G3

ZIP WIRE

Fire pit with sleeper/ log seating, approx. 6.5m dia

Oak and Hawthorn scrub remote

Predominantly Hazel scrub fronts the group with larger trees / Cherry, Norway Maple set back from canopy edge by approx. 3m, stems approx. 350Ø

Storage sheds retained

DO NOT SCALE

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REV	DESCRIPTION	DATE

CLIENT: Axis ped

PROJECT: Kingswood Peak Venture, Ingbirchworth

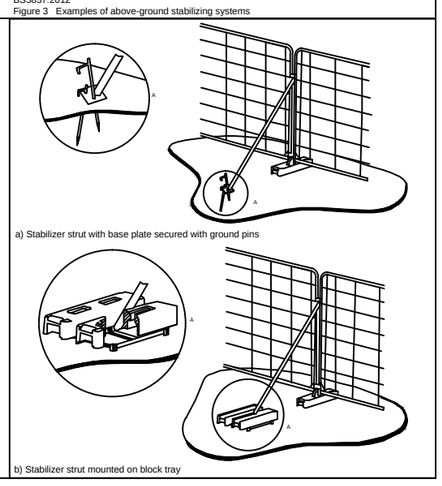
DRAWING TITLE: Tree Constraints & Draft Protection Drawing

SCALE:	DRAWN BY:	DRAWING No:	REV:
1:500 @A2	CP	P.836.17.02	-
DATE: 19/01/2017	CHKD BY: RA		

KEY

- **Existing tree**
- **Root protection methodology to be agreed in these areas. Geotextiles/ porous surfacing to be agreed / implemented**
- **Extent of Root Protection Area for retained trees in accordance with BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations***
- **700mm deep service trench**
- **Proposed location of protective fencing - see inset for type / construction detail**

BS5837:2012
Figure 3 Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray

Site:	**P.836.17 Kingswood Peak Venture, Ingbirchworth S36 7EZ**	Surveyor:	**Robert Armitage**
Client:	**Axis ped**	Survey Date:	**19th January, 2017**
Brief:	**Tree Survey to BS5837:2012**	Survey Conditions:	**Cold and cloudy**

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					N	S	E	W							
T1	Oak	10	380+ 370+ 340	7.56	7	7	4	7	2	EM/M	F	Evidence of past pruning on lower branches. Unoccluded wounds. Multi-stemmed from the base. Possibly two trees.	No works required at this stage.	30+	**B2**
G1	Ash, Goat Willow, Birch, Laurel, Sycamore, Beech, Hazel, Cherry, Alder, Field Maple, Holly, Elder, Hawthorn and Grey Willow	13.5	340	4.08	4.5	4	3.5	3.5	1.5s	Y/EM	F	Relatively high planting density group of mainly Grey Willow and Goat Willow of limited value. Occasional Birch and Alder with even less regular Beech. Hazel, Holly and Laurel in understorey.	Proposed footpath and service trench to pass through group. Trench to be dug by hand/using air spade with roots pruned back to soil surface. No roots greater than 25mm to be severed without the express consent of the project arboriculturist. Prune low extensive branches away from working area.	30+	**B2/C2**
G2	Cherry	12.5	390	4.68	4.5	4.5	6	6	1.5e	EM/M	F	Large acutely angled bark inclusion on most northerly stem. Located on embankment in a previously cleared section of the wider group. Canopies appear full.	No works required at this stage.	20+	**B2/C2**
G3	Field Maple, Norway Maple, Sycamore and Dogwood	7	240#	2.88	2.5	2.5	2.5	2.5	0	Y/EM	F	Predominantly young, small diameter, elongated, self-seeded Norway Maple and Field Maple behind boundary fence. One larger stem approximately 150DBH located approximately 1m from the side boundary. Laurel scrub colonising site. Canopies over hanging adjacent sheds. Relatively low value group should not be influenced by development proposals.	No works required at this stage.	30+	**C2**

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*
Ht Crown Clearance: Canopy ground clearance
Structural Condition: Description of any observed defects
Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used
Root Protection Area Radius: Root Protection Area as per BS5837: 2012
Age Class: Y = Young, EM =Early Mature, M = Mature, OM = Over mature, D = Dead
Preliminary Recommendations: Made in respect of known / intended use of the site
* For groups of trees, the stem diameter of the largest tree in the group is generally used
# Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead
Est. (yrs): Estimated remaining contribution in years

Appendix B – Preliminary Ecological Appraisal

Ascerta

Landscape, Arboricultural & Ecological Solutions
for the Built Environment

Preliminary Ecological Appraisal

Kingswood Peak Venture
Ingbirchworth
S36 7EZ

February 2017

Revision	Date	Description
A	13th February 2017	Update of report following receipt of biological records.

This document contains sensitive information regarding the location of a badger sett. The report is issued in confidence and on the basis that the material will not enter the public domain.

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P.836.17

Preliminary Ecological Appraisal

Of

Kingswood Peak Venture
Ingbirchworth
S36 7EZ

For

Axis

14 February 2017

Field Work by	Neil Everett Grad CIEEM
Document Author	Tom Kenwright MSc
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QA Review & Approval	Susan O'Connor, B.A. (Law/CJ) Dist.

Contents

EXECUTIVE SUMMARY

A Preliminary Ecological Appraisal has been carried out at Kingswood Peak Venture, Ingbirchworth, S36 7EZ on 19th January, 2017 by Mr Neil Everett Grad CIEEM. The assessment comprised a desk study and biological records search, as well as a site walkover survey in order to map habitat types. The survey was extended to assess the potential for protected species to use the site. The assessment provides baseline data as to current site conditions and, where appropriate, allows recommendations to be made in respect of further potential work in order to satisfy current wildlife legislation.

The survey area comprises a large amenity grassland field, hardstanding, bare ground, introduced shrub, tall ruderal vegetation, a shelter belt of broad-leaved woodland plantation and two wooden storage sheds.

As assessed against the '*Guidelines for Ecological Impact Assessment in the UK and Ireland'* 2nd edition (2016), the habitats range in ecological value from **negligible** to **within the zone of influence.** Habitats that will be lost on site include some of the amenity grassland and some of the broad-leaved woodland plantation. As the habitats to be lost to the proposals are small in area and not of high ecological value it is considered that their loss will not adversely affect the ecological value of the wider area provided the recommendations detailed below are followed.

The site provides habitat for foraging birds and bats and nesting birds. Provided the recommendations below are followed these species will not be adversely affected by the proposals.

The recommendations, if fully implemented, will enable the proposals to meet the requirements of national and local guidance and legislation including the NPPF and Policies GS15, GS16, GS18 and GS20 within Barnsley Unitary Development Plans (adopted December 2000).

Recommendations

1. Avoiding vegetation removal during the bird breeding season (1 March to 31 August inclusive) or undertaking a survey for breeding birds and ensuring any active nests found are protected within a suitable buffer zone until they are no longer in use;
2. Undertaking a check for invasive species prior to works commencing. If invasive species are found a method statement to ensure the species is not spread off site during works is advised to be prepared;
3. Lighting proposals sensitive to the needs of bats, designed to avoid spill into the foraging habitat i.e. the broad-leaved woodland plantation. Lighting design should follow advice set out in *Bats and lighting in the UK- bats and the built environment series*, (Bat Conservation Trust, 2009); and
4. Habitat enhancement through the provision of 2 bird boxes (one 25mm entrance hole box and one 32mm entrance hole box) affixed to newly constructed structures or retained trees and hedgerow planting using native species such as alder, elder, holly, hawthorn and blackthorn.

1.0 Introduction

Ascerta has been instructed by Axis to carry out an ecological assessment of Kingswood Peak Venture, Ingbirchworth, S36 7EZ (hereafter referred to as the site). The site OS grid reference is SE 236 049.

Our client seeks planning consent to construct camping pods, office buildings and shower blocks and to fell an area of the young shelterbelt plantation to create a 2m wide access path.

The site was visited on 19th January, 2017 by Mr Neil Everett BSc (Hons) Grad CIEEM, when an Ecological Appraisal, which includes an assessment of the potential for protected species to be using the site or surroundings, was carried out in accordance with the *Handbook for Phase 1 Habitat Survey: a Technique for Environmental Audit* (*JNCC, 2010*). The report was prepared following methods detailed in the CIEEM '*Guidelines for Ecological Impact Assessment in the UK and Ireland'* 2nd edition (2016) and '*Guidelines for Ecological Report Writing*' (2015). This report presents the results of the survey including evaluation of habitats on site and potential for protected species to be using the site. The report includes recommendations for further actions where applicable in order to satisfy current wildlife legislation and to achieve our client's objectives.

2.0 Objectives

Our client's objectives are to ascertain any potential constraints to their development plans to construct camping pods, shower buildings and office buildings on the amenity grassland area of the site and remove part of the shelter belt plantation to create an access path.

Our objectives are as follows:

- Identify and evaluate any features of ecological value and the potential of the site to support protected species based on the walkover survey and biological records search;
- Identify designated sites within 2km of the site;
- Review protected species records within 1km of the site;
- Map the habitats within the site using JNCC (2010) methods;
- Provide recommendations for further species-specific surveys and mitigation measures where current legislation requires;
- Provide recommendations that seek to enhance the ecological value of the site where possible; and
- Provide recommendations to assist our clients in achieving their objectives whilst satisfying current wildlife legislation.

3.0 Relevant Legislation

3.1 European Legislation

The following Directives have been adopted by the European Union and provide protection for fauna and flora species of European importance and the habitats which support them:

- Directive 2009/147/EC on the Conservation of Wild Birds (Birds Directive);
- Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora (Habitats Directive).

3.2 UK Legislation

The Habitats Directive has been transposed into national legislation through the Conservation of Habitats and Species Regulations 2010 (updated 2012) (The Habitats Regulations). This provides for the designation and protection of 'European Sites' (SPAs, SACs and Ramsar Sites, including proposed or potential European Sites) and the protection of 'European Protected Species'.

The key UK legislation relating to nature conservation is the Wildlife and Countryside Act 1981 (as amended) (W&C Act). This Act is supplemented, *inter alia*, by provision in the Countryside and Rights of Way (CRoW) Act 2000, and the Natural Environment and Rural Communities Act 2006 (NERC Act). Additional species and habitat specific UK legislation includes the Protection of Badgers Act 1992 and the Hedgerow Regulations 1997.

Species and Habitats of Principal Importance
Species and Habitats of Principal Importance are listed under section 41 of the NERC Act and are a material consideration in planning decisions. Planners require relevant, up to date information from ecological surveys in order to assess the effects of a proposed development on biodiversity as Councils have a statutory obligation under section 40 of the NERC Act to consider biodiversity conservation in the determination of planning applications.

The National Planning Policy Framework (NPPF) 2012 has been published to provide further planning guidance. Wildlife, biodiversity and ecological networks are referred to in Section 11 '*Conserving and enhancing the natural environment'*. The NPPF states that the planning system should contribute to and enhance the natural and local environment by: recognising the wider benefits of ecosystem services, minimising impacts on biodiversity and providing net gains in biodiversity where possible, including by establishing coherent ecological networks that are more resilient to current and future pressures. Further guidance is provided within Government Circular *06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System*.

3.0 Relevant Legislation (continued)

Background information about the lists of priority habitats and species (Species and Habitats of Principal Importance) can be found within the UK Biodiversity Action Plan (UK BAP). Although this has been succeeded by The '*UK Post-2010 Biodiversity Framework*', many of UK BAP tools are still relevant. BAPs identify habitats and species of nature conservation priority on a UK (UK BAP) and Local (LBAP) scale. Most BAP priority habitats and species have Habitat Action Plans (HAP) and Species Action Plans (SAP) and there are also "grouped action plans" for groups of related species with similar conservation requirements. The LBAP relating to this Site is the Barnsley Biodiversity Action Plan.

Badgers
The legislation protecting badgers in England and Wales is the Protection of Badgers Act 1992.

Under the Protection of Badgers Act 1992 it is an offence *inter alia* to:

- Wilfully kill, injure or take a badger, or to attempt to do so;
- Cruelly ill-treat a badger; or
- Intentionally or recklessly interfere with a badger sett by (a) damaging a sett or any part of one; (b) destroying a sett; (c) obstructing access to or any entrance of a sett; (d) causing a dog to enter a sett; or (e) disturbing a badger when it is occupying a sett.

The Badger Act 1992 defines a badger's sett as "*any structure or place which displays signs indicating current use by a badger*"

Natural England can issue licences to enable works to continue that may affect a protected species. In relation to disturbance of badgers, Natural England (2009) gives guidelines on disturbance which will require a licence. These includes: "*using very heavy machinery (generally tracked vehicles) within 30 metres of any entrance to an active sett; using lighter machinery (generally wheeled vehicles), particularly for any digging operation, within 20 metres; light work such as hand digging or scrub clearance within 10 metres. There are some activities which may cause disturbance at greater distances (such as using explosives or pile driving) and these should be given individual consideration.*"

Bats
In England, all bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2010 and the Wildlife & Countryside Act 1981 (as amended). Several species of bat are also highlighted as Priority Species under the UK Biodiversity Action Plan and within the Barnsley Biodiversity Action Plan.

3.0 Relevant Legislation (continued)

Under the current legislation as summarised on pages 8 and 9 of the Bat Surveys for Professional Ecologists Good Practice Guidelines – 3rd Edition (2016) it is a criminal offence to:

"To kill, capture, injure or take a wild bat;

- *To damage or destroy a place used by a bat for breeding or resting. All offences of this nature are identified within the Habitats Regulations. This offence is unique in that it can be committed accidently. No element of intentional, reckless or deliberate action needs to be evidenced;*
- *To disturb bats anywhere (roosts, flight lines or foraging areas) if levels of disturbance can be shown to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate or to affect significantly local distribution or abundance;*
- *To intentionally or recklessly disturb a bat, whilst it is occupying a place of shelter or protection;*
- *To intentionally or recklessly obstruct access to any place used by a bat for shelter or protection; and*
- *To be in possession or control of a bat alive or dead (or any part of a bat or anything derived from a bat, although bat droppings are generally considered to be acceptable), or to transport a bat, to sell or exchange a bat or to offer to sell or exchange a bat taken from the wild."*

Breeding Birds

Breeding Birds are protected under the Wildlife and Countryside Act which make it an offence to:

- *intentionally kill, injure or take any wild bird or take, damage or destroy the nest of any wild bird whilst it is in use or being built;*
- *intentionally take or destroy the egg of any wild bird;*
- *have in one's possession or control any wild bird, dead or alive, or any part of a wild bird (including eggs), which has been taken in contravention of the Act or the Protection of Birds Act 1954;*
- *intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.*

Great Crested Newt

The great crested newt (*Triturus cristatus*) is fully protected under the Wildlife and Countryside Act, 1981 (as amended) and the Habitats Regulations, 2010. It is also a Species of Principal Importance. The legislation makes it an offence to:

- *Deliberately (or intentionally) kill, injure or capture (or take) a great crested newt, or great crested newt egg or eft;*
- *Deliberately (intentionally) damage or destroy any breeding site or resting place (i.e. pond, refuge, hibernaculum);*
- *Deliberately or recklessly obstruct access to any breeding site or resting place;*
- *Deliberately, intentionally or recklessly disturb a great crested newt, in particular disturbance which is likely to:*
    - *impair the ability of the great crested newt to survive, breed, reproduce, or to rear or nurture young;*
    - *impair the ability of the great crested newt to hibernate or migrate; or significantly affect the local distribution or abundance of great crested newts*

3.0 Relevant Legislation (continued)

Invasive Species
It is an offence under Section 14(2) of the Wildlife and Countryside Act 1981 to '*plant or otherwise cause to grow*' in the wild any plant in Schedule 9 Part II.

3.3 Local Legislation

The site lies within the Barnsley Metropolitan Borough Council administrative area and is covered by Barnsley Unitary Development Plans (adopted December 2000). Policies GS15, GS16, GS18 and GS20 are the policies of relevance here and have been taken into account when preparing this report.

The following table provides a summary of the main species within the UK that could be encountered within or within proximity of this development site, together with the legislation that affords them protection.

Table 3.1 Protected Species and the Associated Legislation.

Species		Legislation
Amphibians	Great crested newt (*Triturus cristatus*)	Schedule 5, W&C Act 1981 (as amended); Schedule 2, The Habitats Regulations 2010; and Section 41, NERC.
Mammals	Badger (*Meles meles*)	Protection of Badgers Act 1992.
	All species of bat	Schedule 5, W&C Act 1981 (as amended); Schedule 2, The Habitats Regulations 2010; and Section 41, NERC.
Birds	All wild birds	Schedule 5, W&C Act 1981 (as amended) and Section 41, NERC.
Reptiles	Adder (*Vipera berus*) Common lizard (*Zootoca vivipara*) Grass snake (*Natrix natrix*) Slow worm (*Anguis fragilis*)	Schedule 5, W&C Act 1981 (as amended) and Section 41, NERC.

It is a criminal offence to intentionally, wilfully kill, injure or take any of the aforementioned protected species or to destroy or disturb its habitat.

4.0 Survey Methods

The Ecological Appraisal involved the collection and review of data from a desk study and field survey along with assessment of the value of the habitats following CIEEM guidelines.

4.1 Desk Study

A review of the designated sites and habitats within 2km of the site has been undertaken using the Multi-Agency Geographic Information for the Countryside (MAGIC) and the Natural England websites.

A review of UK and Local priority species and habitats known to occur in the region of the site has been undertaken; using the Joint Nature Conservation Committee website and local records from Barnsley Biological Records Centre (Appendix 3).

4.2 Field Survey

A walkover survey of the site was conducted on 19th January, 2017 when the habitat types and features of ecological interest were identified and mapped in compliance with the Handbook for Phase 1 Habitat Survey: a Technique for Environmental Audit (*JNCC, 2010*). The survey methods involve the recording and mapping of all habitat types and ecological features present on site, including the identification of the main species present and examination of the potential for any protected species. Habitats were mapped and target notes made for any interesting features.

When conducting the surveys particular focus was concentrated on the following species and habitat features:

- Mammals (badgers and bats);
- Birds;
- Amphibians and reptiles;
- Hedgerows and boundaries;
- Invasive plant species; and
- Plant communities and trees.

4.0 Survey Methods (continued)

4.3 Bat Survey Methods

The survey methods followed the guidelines set out by the Bat Conservation Trust Bat Surveys for Professional Ecologists Good Practice Guidelines – 3rd Edition (2016). Habitats, Buildings and Trees were assessed for suitability for use by bats and categorised independently using table 4.1 page 35 within the Bat Conservation Trust Guidelines (Collins, 2016).

Preliminary Ecological Appraisal for Bats

Habitats on site were assessed for their suitability for bats to use them for roosting, commuting and foraging both on the site and surrounding area. Commuting and foraging habitat suitability was categorised **low** to **high**. Commuting and foraging habitat valued as Moderate or above may need further survey effort if lost to the proposals.

Preliminary Roost Assessment Trees

All trees were inspected for Potential Roost Features (PFRs). Features searched for included: Natural or woodpecker holes, cracks/splits in major limbs, loose bark, hollows/cavities, dense epicormic growth, bird and bat boxes. Where such features were found they were investigated for scratches or staining, bat droppings and smoothing of surfaces around entry points. Trees assigned a suitability of **moderate** or above may require further inspection if they are to be lost to the development.

4.0 Survey Methods (continued)

Table 4.1: Guidelines for assessing Potential Roost Features (PRFs), commuting and foraging habitat within a proposed development site. Guidelines taken from table 4.1 page 35 of the Bat Conservation Trust Bat Surveys for Professional Ecologists Good Practice Guidelines – 3rd Edition (2016).

Suitability	Roosting Habitats	Commuting and Foraging Habitats
Negligible	*Negligible habitat features on site likely to be used by roosting bats.*	*Negligible habitat features on site likely to be used by commuting or foraging bats.*
Low	*A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions [a] and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation [b]).* *A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential. [c]*	*Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or un vegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat.* *Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.*
Moderate	*A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions[a] and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).*	*Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens.* *Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.*
High	*A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions [a] and surrounding habitat.*	*Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge.* *High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland.* *Site is close to and connected to known roosts.*

[a] For example, in terms of temperature, humidity, height above ground level, light levels of disturbance.

[b] Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten et al., 2015). This phenomenon requires some research in the UK but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in large buildings in highly urbanised environments.

[c] This system of categorisation aligns with BS 8596:2015 Surveying for bats in trees and woodland (BSI,2015).

4.0 Survey Methods (continued)

4.4 Badger Survey Methods

The site was searched for setts and badger field signs including foraging areas, latrines and tracks. Attention was paid to the presence of the following field signs:

- Setts: single holes or a series of holes likely to be interconnected underground;
- Latrines: badgers usually deposit faeces in excavated pits;
- Paths and footprints;
- Scratching posts: at the base of trees;
- Snuffle holes: areas where badgers have searched for insects;
- Day nest: bundles of vegetation where badgers may sleep above ground; and
- Traces of hair.

4.8 Evaluation

Habitats and species on the site were evaluated following the '*Guidelines for Ecological Impact Assessment in the UK and Ireland'* 2nd edition (2016). A geographical frame of reference is assigned to each habitat and species, with International Value being most important, then National, Regional, County, District, Local and lastly, within the immediate Zone of Influence (ZoI) of the proposals only

Value judgements are based on characteristics that can be used to identify ecological resources or features likely to be important in terms of biodiversity. These include site designations such as SSSIs. For undesignated features, the size, conservation status (locally, nationally or internationally), and the quality of the ecological resource are considered. Ecological resource quality can refer to habitats (for instance if they are particularly diverse, or a good example of a specific habitat type), other features (such as wildlife corridors or mosaics of habitats) or species populations or assemblages.

4.9 Limitations

The site visit was undertaken in January. Although this is outside the most appropriate time of year for phase 1 habitat surveys, sufficient vegetation was present to enable habitat identification. It is not considered a limit to the conclusions of the report based on the habitats found within the site and the works proposed.

5.0 Survey Results

5.1 Desk Study

No statutory sites were identified within a 2km radius of the proposed development site. One non-statutory Local Wildlife Sites (LWS) were identified within a 1km radius of the proposed development Site. The non-statutory site is Scout Dike Reservoir LWS (65m west).

The site lies within a Natural England SSSI Impact Risk Zone however, Natural England will not need to be consulted for this type of planning application.

Following a review of records held by Barnsley Biological Records Centre. Several priority species have the potential to occur within the vicinity of the proposed development have been identified. These include: tree sparrow, yellowhammer, brown hare, noctule, common pipistrelle, Daubenton's bat and western European hedgehog.

A list of key habitats is shown in table 5.1 below and a summary description of key habitats within the survey area is provided in Section 5.2. Notes on the presence or potential presence of protected species are provided in Section 5.3. The Phase 1 Habitat map can be found in Appendix 1. The lists of species recorded during survey are presented in Appendix 2

5.2 Habitat Survey

The site sits within an outdoor activities centre and primarily consists of a managed amenity grassland field. A broad-leaved woodland plantation acting as a shelter belt runs along the western boundary of the site. Other habitats present on site include areas of hardstanding, bare ground, introduced shrubs, tall ruderal vegetation and two storage sheds. These habitats are presented on plan P.836.17.03 (Appendix 1).

The site lies to the north of the town of Penistone and the land surrounding the site is primarily used as agricultural land. The site is located close to three reservoirs; the closest of which is scout dyke reservoir which lies approximately 100m west of the site.

Weather conditions during the survey were mild (7ºC), dry and overcast (8/8 cloud cover) with a F1 (Beaufort Scale) light breeze, therefore appropriate for this type of survey.

5.0 Survey Results (continued)

Table 5.1 details the habitat types recorded on the site.

Table 5.1 Habitat Types on the Proposed Development Site.

Description	Photograph
Buildings: The site contains two wooden sheds used for storage of sporting equipment which are accessed on a regular basis. Details of the buildings potential to support a bat roost are provided below within section 5.3. The sheds provide little resources to wildlife and will remain within the proposals.	 
Ecological Value	**Negligible**
Bare Ground: There are many areas of bare ground on site including small areas of unvegetated soil and a large area of hard standing. These areas provide little to no habitat for wildlife and will remain within the proposals.	
Ecological Value	**Negligible**
Amenity grassland: Much of the site consists of amenity grassland, used regularly as a recreational space and managed through regular mowing. Species present include perennial rye grass, creeping bent grass, meadow grass species, black medic, ribwort plantain, clover and common daisy. This habitat can provide foraging opportunity for birds and limited foraging resource for other species. The majority of this habitat will remain as part of the proposals.	
Ecological Value	**Negligible**

5.0 Survey Results (continued)

Description	Photograph
Broad-leaved woodland shelter belt plantation: A shelter belt of broadleaf tree species has been planted along the eastern boundary of the site. The trees are young and species include cherry, goat willow, silver birch, hazel, alder, beech and sycamore. This habitat can provide foraging opportunities for birds and bats and nesting opportunities for birds. The majority of this habitat will remain as part of the proposals. Additional tree planting is also proposed.	
Ecological Value	**Within the Zone of Influence**
Tall ruderal: A stand of tall ruderal vegetation runs along the edge of the broad-leaved plantation on site. Species present include bramble, hogweed, stinging nettle, cow parsley, broad-leaved dock and cock's foot. This habitat can provide foraging opportunities for birds and small mammals. The majority of this habitat will be unaffected by the proposals.	
Ecological Value	**Within the Zone of Influence**
Introduced shrubs: Stands of introduced laurel are present behind the storage shed on site. These shrubs may provide foraging and nesting habitat for birds and foraging for bats. This habitat will be unaffected by the proposals.	
Ecological Value	**Negligible**

5.0 Survey Results (continued)

5.3 Protected and Invasive Species

Species Results	Evaluation and Recommendations
Badger: The records search returned six records for badger, the most recent record dates from 2106 for an occupied badger sett approximately 815m west of the site. No evidence of badger use of the site was noted during survey and the site provides limited sett building habitat as it is flat.	The active badger sett 815m west of the site is separated from the site by Scout Dike Reservoir and located in area offering good foraging opportunities for badger. It is considered that badgers are not using the site for foraging or commuting and the site provides low quality sett building habitat as it is flat. Badgers are unlikely to be influenced by the proposals and need no further consideration within the current planning application.
Ecological Value	**N/A as unlikely present**
Bats: The records search returned nine records for bats. There were no records of bat roosts returned. The most recent record dated from 2008 for common pipistrelle 970m south east of the site. The closest record to the site was for chiroptera 80m north west of the site and dates from 1991. However, the site provides negligible habitat for roosting bats and moderate commuting and foraging habitat for bats. <u>Preliminary Ecological Appraisal for Bats</u> The habitats on site, including the introduced shrubs and broad-leaved woodland plantation provide suitable bat foraging and commuting habitat. <u>Preliminary Roost Assessment Trees</u> A detailed assessment of all trees was undertaken. The trees on site are young and have not yet developed features suitable for use by bats. <u>Preliminary Roost Assessment Buildings</u> A detailed assessment of the two storage sheds present on site was undertaken. These are regularly used have no potential to support roosting bats.	<u>Habitat</u> The low number of records of bats returned by the records search is likely due to the lack of survey effort in relation to bats. Bats are likely to be present in the area due to habitats in the area. The habitats on the site are considered to provide **moderate** bat commuting and foraging suitability. The majority of these features will be retained within the proposals, including most of the broad-leaved woodland plantation that runs along the western boundary of the site. <u>Trees</u> The trees on site were subjected to an assessment of their bat roost potential and are considered to have **negligible** bat roost potential. <u>Buildings</u> The two storage sheds on site have been assessed for their bat roost potential and are considered to have **negligible** bat roost potential. The client will use low level bollard light along the footpaths and lighting of vegetation will be avoided, with light levels on the site remaining similar to current levels. This will enable bats continued use of retained commuting and foraging habitats on the site and is in accordance with advice set out in *Bats and lighting in the UK- bats and the built environment series*, (Bat Conservation Trust, 2009).
Evaluation	**Moderate bat commuting and foraging habitat. Negligible roosting habitat**

5.0 Survey Results and Evaluation (continued)

Species Results	Evaluation and Recommendations
Breeding Birds: The records research returned records for a number of different bird species these included records for mistle thrush, yellowhammer and hedge sparrow. The closest records are 86m south of the site with records dating from 2016 species include: barn swallow, blackbird and robin. The habitats on site offer nesting opportunities for common bird species within trees and the introduced laurel shrub. Robin, blackbird and blue tit were all recorded during the site walkover survey.	There will be some habitat loss for breeding and foraging birds as a result of the proposals. However, most of the nesting bird habitat present on site will be retained as part of the proposals. In order to avoid harm to nesting birds, vegetation should not be cleared during the bird breeding season (between 1 March and 31 August). If vegetation needs to be cleared during this period, a nesting bird survey will be required, conducted by a suitably qualified ecologist, before works begin. If any active nests are observed during the survey, exclusion zones will be set up and works will not occur in these areas until nesting is complete.
Ecological Value	**Within the Zone of Influence**
Other Species: Only two records for smooth newt dating from 2012 395m south west and no records for reptiles returned. The closest record for brown hare is 398m south west and dates from 2012. There are no water bodies on site that would provide suitable habitat for amphibians such as great crested newt or common toad. The site contains little terrestrial habitat that would be suitable for reptiles or amphibians. However, the tall ruderal and plantation woodland habitat may provide small areas of terrestrial habitat for these species.	The two records for smooth newt are separated from the site by the A629 Halifax Road and Scout Dike Reservoir. The A629 Halifax Road is a by road and forms a barrier for newts. No records of reptiles were returned from the records search. The site provides little in the way of suitable habitat for reptiles for raging and basking. The site is separated from the moist resent record dated 2012 by the A629 Halifax Road. The remaining records are over 30 years old. There is better habitat for brown hare in the surrounding area It is considered unlikely that brown hare would be using the site. There are also no water courses on site or well-connected to the site that would provide suitable white clawed crayfish, water vole or otter habitat. These species are unlikely to be influenced by the proposals and need no further consideration within the current planning application.
Ecological Value	**N/A as unlikely present**
Invasive Species: No invasive species were observed during the walkover survey.	It is considered that there are no invasive species present on site. However, the site was visited in winter. As such a check for invasive species is recommended prior to works commencing on the site. If found, a method statement may be required to ensure these species are not spread offsite as a result of the works.
Ecological Value	**N/A as unlikely present**

6.0 Assessment & Recommendations

6.1 Designated Sites and Habitats

No statutory sites were identified within 2km of the site but one non-statutory site was identified within a 1km radius. The nearest non-statutory designated site is Scout Dike Reservoir LWS (65m west).

Scout Dike Reservoir LWS non-statutory site nearest the proposals and therefore most likely to be influenced by the proposals, is listed as having as having lowland heathland, purple moor grass and rush pasture and river. The LWS is separated from the site by the A629 Halifax Road. The local wildlife site is used for recreation which includes fishing and water sports with regular public access. Standard practices will be employed during construction to ensure litter and air- or water- borne pollutants do not enter the wider environment. Therefore, the proposals for camping pods, shower buildings and office are unlikely to influence the designation features of the nearby Biological Heritage Sites and these need no further consideration in the proposals.

The site lies within a Natural England SSSI Impact Risk Zone; however, Natural England will not need to be consulted for this type of planning proposal. It is considered that there will be no impact on any SSSIs in the vicinity as a result of the proposals.

The habitats on site comprise buildings, introduced shrub, bare ground, tall ruderal vegetation, amenity grassland and broad-leaved plantation woodland. These habitats are considered to have an ecological value of **within the zone of influence** of the site or lower. The site contains no designated or priority habitats. There will be no net loss of ecologically valuable habitat as a result of the proposals. Overall the proposals are likely to increase the ecological value of the area with the planting of additional trees.

6.2 Protected and Invasive Species

The trees on site have been assessed as having **negligible** bat roost potential and the two wooden storage sheds have been assessed as having **negligible** bat roost potential. The site is assessed as providing **moderate** bat foraging habitat (5.3 above), most of which will remain and will be unaffected by the proposals. The site also provides habitat for nesting birds. No other protected species are considered to be using the site, but if records are returned for reptiles and amphibians in the vicinity of the site Reasonable Avoidance Measures will be employed to ensure they are not harmed during works.

Further works to be taken in relation to protected and invasive species are presented in Section 5.3 above. These include lighting sensitive to the needs of bats and avoiding site clearance during the breeding bird season.

6.0 Assessment & Recommendations (continued)

Enhancements
In order to meet requirements for biodiversity protection and enhancement outlined within the NPPF, it is recommended that ecological enhancements are included where possible. These could include:

1. Provision of 2 bird boxes (one 25mm entrance hole box and one 32mm entrance hole box) affixed to newly constructed structures or retained trees; and
2. Planting of a native-species hedgerow, including species such as alder, elder, holly hawthorn and blackthorn.

7.0 Conclusions

It is considered that there would be very limited impact on the local ecology as a result of the proposals, provided the recommendations detailed above are followed. In summary these include:

1. Avoiding vegetation removal during the bird breeding season (1 March to 31 August inclusive) or undertake a survey for breeding birds and ensure any active nests found are protected within a suitable buffer zone until they are no longer in use;
2. Undertaking a check for invasive species prior to works commencing. If invasive species are found a method statement to ensure the species is not spread off site during works is advised to be prepared;
3. Lighting proposals sensitive to the needs of bats, designed to avoid spill into the foraging habitat i.e. the broad-leaved woodland plantation. Lighting design should follow advice set out in *Bats and lighting in the UK- bats and the built environment series*, (Bat Conservation Trust, 2009); and
4. Habitat enhancement through the provision of 2 bird boxes (one 25mm entrance hole box and one 32mm entrance hole box) affixed to newly constructed structures or retained trees and hedgerow planting using native species such as alder, elder, holly, hawthorn and blackthorn.

The above recommendations, if fully implemented, will enable the proposals to meet the requirements of national and local guidance and legislation including the NPPF and policies GS15, GS16, GS18 and GS20 within the Barnsley Unitary Development Plans (adopted December 2000).

8.0 References

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CIEEM (2015) Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester

CIEEM (2016) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester

Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London.

Department for Communities and Local Government (2012), *National Planning Policy Framework (NPPF)*

English Nature (2001) *Great Crested Newt Mitigation Guidelines* [online] Available at http://publications.naturalengland.org.uk/publication/810429;

Froglife (1999) *Reptile survey: an introduction to planning, conducting and interpreting surveys for snake and lizard conservation. Froglife Advice Sheet 10*. Froglife, Halesworth

Joint Nature Conservation Committee (JNCC) (2010) *Handbook for Phase 1 Habitat Survey – a Technique for Environmental Audit*. JNCC Publications, Peterborough;

Joint Nature Conservation Committee (JNCC). *The UK Biodiversity Action Plan (UK BAP)* [online] Available at: www.jncc.defra.gov.uk/page-5155

Maddock, A., (ed) (2011) *UK Biodiversity Action Plan; Priority Habitat Descriptions*, JNCC.

Multi Agency Geographic Information for the Countryside (MAGIC) [online] Available at: http://www.magic.gov.uk/website/magic/ [Accessed 23.01.2017].

Rose. F. (2006). *Collins The Wild Flower Key, how to identify wild flowers trees and shrubs in Britain and Ireland* .Penguin Group: London.

Stace, C., (2010). *New Flora of the British Isles.* 3rd Edition. Cambridge University Press: Cambridge.

Species List

English Name	Scientific Name
Alder	*Alnus glutinosa*
Beech	*Fagus sylvatica*
Black medic	Medicago lupulina
Bramble	*Rubus fruticosus agg*
Broadleaved dock	*Rumex obtusifolius*
Cherry	*Prunus sp.*
Clover	*Trifolium repens*
Cock's-foot	*Dactylis glomerata*
Cow parsley	Anthriscus sylvestris
Creeping bent-grass	*Agrostis stolonifera*
Creeping buttercup	*Ranunculus repens*
Daisy	Bellis perennis
Goat willow	*Salix caprea*
Hazel	Corylus avellana
Hogweed	*Heracleum sphondylium*
Holly	*Ilex aquifolium*
Laurel	Laurus sp.
Meadow grass	*Poa sp.*
Perennial ryegrass	*Lolium perenne*
Ribwort plantain	*Plantago lanceolata*
Silver birch	*Betula pendula*
Stinging nettle	*Urtica dioica*
Sycamore	*Acer pseudoplatanus*
Yorkshire fog	*Holcus lanatus*

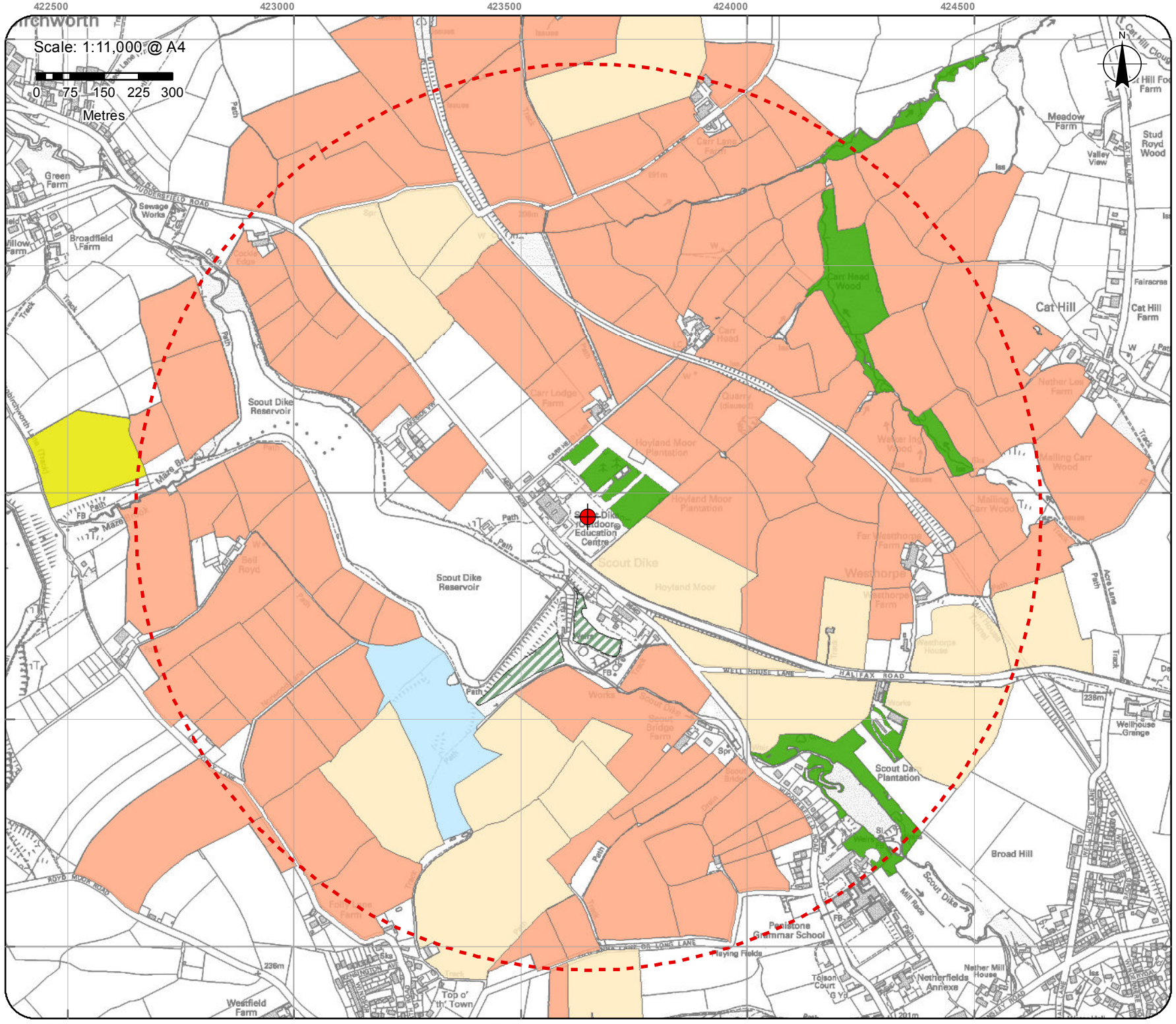
Animal Species List

English Name	Scientific Name
Blackbird	*Turdus merula*
Blue tit	*Cyanistes caeruleus*
Robin	*Erithacus rubecula*

Ascerta

Landscape, Arboricultural & Ecological Solutions
for the Built Environment

Appendix 3



SHEFFIELD BIOLOGICAL RECORDS CENTRE

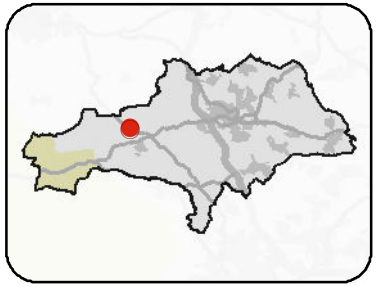
Areas of Interest from the National Habitat Inventories.

Kingswood Peak Venture

- Location
- 1km Radius

Habitat

- Arable
- Coniferous plantation
- Improved grassland
- Marsh / Marshy grassland
- Semi-improved neutral grassland
- Semi-natural broadleaved woodland
- Barnsley District Boundary

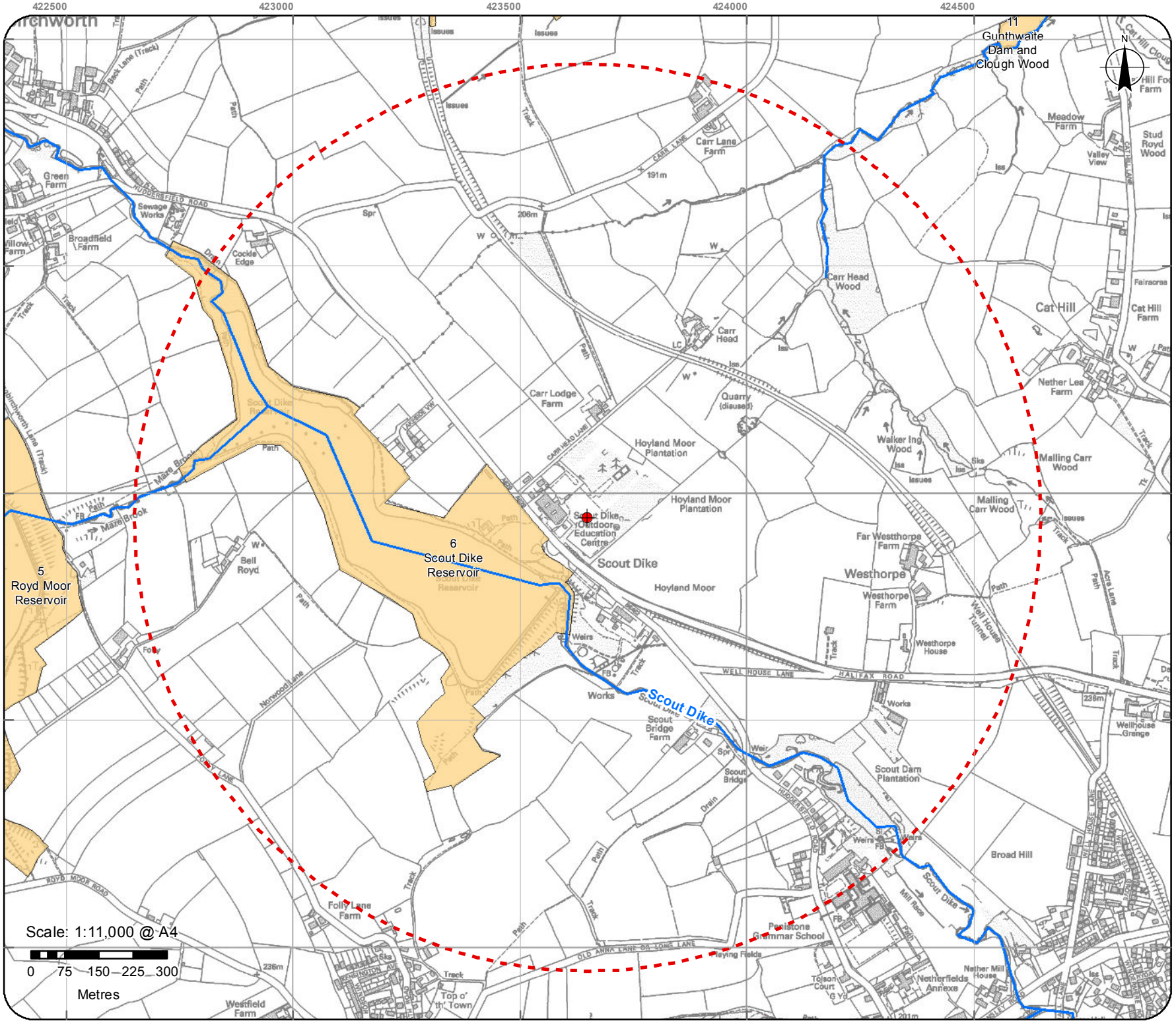


Map Created - 10 Feb 2017

Sheffield City Council

NATURAL ENGLAND

BARNSLEY Metropolitan Borough Council

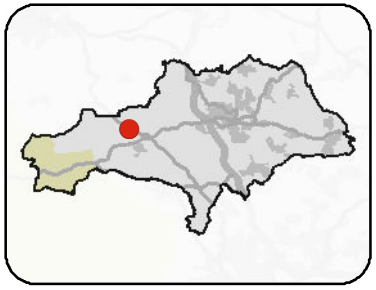


Sheffield Biological Records Centre

Statutory and Non Statutory Local Wildlife Sites Within the Search Area

Kingswood Peak Venture

- Location
- 1km Radius
- Local Wildlife Sites
- Waterways
- Barnsley District Boundary



Map Created - 10 Feb 2017

Sheffield City Council

Natural England

Barnsley Metropolitan Borough Council

Appendix C - Pre-application Advice Email

Dear David

Thank you for your email. I am aware of the exceptions within the NPPF for 'appropriate' facilities for outdoor recreation. The proposed pods are defined as static caravans, remaining in position all year round and would constitute permanent development which could harm openness, in a way that traditional tent pitches or touring caravans do not. Very limited information was provided with the pre-application enquiry to enable me to make that assessment, therefore the new accommodation facilities would need to be justified as appropriate in line with policies contained within the NPPF and CSP31 and their impact upon openness will need to be assessed as outlined in my email below.

Apologies, a separate design and access statement would not be required to validate the application.

Regards

Laura Bennett
Planning Officer (Outer Area)
Development Management
Barnsley Metropolitan Borough Council

Telephone: 01226 775721
Email: laurabennett@barnsley.gov.uk
Mail: Westgate Plaza, PO Box 604, Barnsley, S70 9FE

From: David Clough [mailto:davidclough@axisped.co.uk]
Sent: 11 January 2017 12:43
To: Bennett , Laura
Cc: Jason Andrews; Richard Cutler; Alistair Hoyle
Subject: 2016/ENQ/00755 - Pre application enquiry, Scout Dyke, Kingswood Peak Venture, Huddersfield Road, Ingbirchworth, Sheffield, S36 7GF

Dear Laura

Thank you for your pre application response as set out below, which is very helpful and will guide our submission.

The only points that I would query with you are:

1. Your suggestion that the proposal 'results in the siting of new buildings in the Green Belt and therefore represents inappropriate development' – having referred to NPPF para 89, we believe that these new buildings could be classed as 'exceptions' given that in our view they could be seen as falling under the second bullet of para 89 'provision of appropriate facilities for outdoor sports, outdoor recreation …, as long as it preserves the openness of the green belt and does not conflict with the purposes of including land within it'. Clearly we would need to demonstrate preservation of openness. We may refer to this point in our planning justification statement.
2. Your requirement for a Design and Access statement to be included as part of submission – our reading of the regulations suggests that a D&A statement may not be necessary for this scale of development given it is not major development, nor in a designated area (World Heritage Site or Conservation Area). Nevertheless if you are happy we may include a short D&A statement within the overall planning justification statement

I look forward to your response at your earliest convenience.

Thanks

David

David Clough

davidclough@axisped.co.uk

T: 0844 8700 007* | M: 07811 352 841 | F: 01244 661 432

Well House Barns, Chester Road, Bretton, Chester, CH4 0DH

www.axisped.co.uk

From: Bennett , Laura [mailto:LauraBennett@barnsley.gov.uk]
Sent: 10 January 2017 16:01
To: David Clough
Subject: 2016/ENQ/00755 - Pre application enquiry, Scout Dyke, Kingswood Peak Venture, Huddersfield Road, Ingbirchworth, Sheffield, S36 7GF

Dear Mr Clough

Thank you for your recent pre-application enquiry for the proposed development of 10 no pods 2 lodges, 1 yurt and erection of 2 no wc and shower blocks and associated landscaping and paths for visiting children and teachers at Scout Dyke, Kingswood Peak Venture.

Please note that the advice is based on the information submitted on sketch layout 1958-02-SK002 and the amended larger 12.2 diameter yurt. I have now received all the relevant consultation responses and can respond as follows:-

Camping pods fall within the statutory definition of a caravan. A caravan is any structure designed or adapted for human habitation which is capable of being moved from one place to another by towing or transported on a vehicle or trailer, however the pods would have a degree of permanence and would stay on site year round, therefore careful attention must be paid to their impact upon the landscape.

As the site is in the Green Belt, the starting point is that the proposal results in the siting of new buildings in the Green Belt and therefore represents inappropriate development. Other considerations therefore have to clearly outweigh the harm to the Green Belt and any other harm. It is for the Council, to decide what weight to attribute to the other harm and what weight to give to other considerations. As this is an existing site which provides an important recreational facility for children within Green Belt, and there is some support in policy CSP21 of our adopted Core Strategy for tourism/recreation developments in the rural parts of the Borough, although ideally proposals should look to utilise or extend existing buildings. With this in mind, we would require a statement of justification with any forthcoming application which justifies the need for the proposal, but also explaining why the existing buildings cannot be extended or utilised for the proposal. In addition we would require justification for the amount of pods /shower blocks/lodges proposed.

As the proposal would deliver some of the recreational benefits aimed for by policy CSP21, we could support an application on this basis subject to the applicant providing the justification outlined above. Further weight could be afforded to the fact that the buildings are single storey and are sited within the site in order to minimise the effect on the openness of the Green Belt, and an assessment upon the impact of the openness of the Green Belt should be clearly shown within any justification. Please be aware that due to the nature of the pods being used for camping purposes, we would need to impose planning

conditions upon any permission to ensure that we maintain control over the type of unit and the way in which it can be used. We would need to make this a personal permission to Kingswood Leisure and to ensure that these could not be used and shall not be occupied as any person's sole or main place of residence.

I can also confirm that the proposal would be taken to the Council's Planning Regulatory Board for a decision.

As part of any planning application we would require the following documents to be submitted:-

- Full Planning application forms
- Appropriate fee (subject to floor space)
- Full plans and elevations, site plan, location plan
- Statement of justification (as above)– including an assessment of the proposal upon the openness/visual amenity of the Green Belt
- Design and Access Statement
- Tree survey
- Ecology report (please see attached guidance from the Biodiversity Officer)
- An ownership certificate A, B, C or D must be completed stating the ownership of the property.
- Agricultural holdings certificate – this is required whether or not the site includes an agricultural holding. All agricultural tenants must be notified prior to the submission of the application.

Please do not hesitate to contact me should you require any further guidance/assistance.

Kind regards

Laura Bennett
Planning Officer (Outer Area)
Development Management
Barnsley Metropolitan Borough Council

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