

Strategic Land Group

Lee Lane, Royston

**Sustainability
Statement**

August 2013

Ref: 2010-018-003a

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Authorised for and on behalf NJL Consulting LLP

A handwritten signature in black ink that reads "P M Smith". The signature is written in a cursive, flowing style.

**Paul Smith
Partner**

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1.0 Introduction

- 1.1 This Sustainability Statement has been prepared by NJL Consulting LLP (NJL) on behalf of Strategic Land Group (SLG) in support of an Outline planning application for a residential scheme, with a small retail provision, on land to the north off Lee Lane, Royston.
- 1.2 The site is located within Royston, a village within the Metropolitan borough of Barnsley, South Yorkshire (Figure 1.1). The site is bounded to the south by Lee Lane where access is to be gained, open fields, primarily used for agricultural purposes border the north, west, and southern boundaries. To the east of the site lies the settlement of Royston, consisting of predominantly residential units. Royston has a population of approximately 10,000.



Figure 1.1: Site Location

The Development

- 1.3 The outline planning application that this Sustainability Statement supports an application for up to 200 dwellings with associated access and all other matters reserved. The proposed description of development is:

“Outline planning application to provide up to 200 residential units (Class C3), small retail provision (<500sq.m) (Class A1), associated infrastructure and defined access with all other matters reserved”

- 1.4 The application seeks Outline planning permission controlled by parameters. The submission includes fixed maximum parameters for certain key elements of the scheme which will be adhered to in subsequent reserved matters application.

Content of Statement

- 1.5 This Sustainability Statement provides an overview of the proposed scheme and addresses the relevant sustainability considerations in relation to National and Local Policy.

- Section 1** provides an introduction to the statement and sets out the description of the development site.
- Section 2** outlines the relevant planning policy considerations that the development seeks to comply with.
- Section 3** provides a sustainability assessment for the development as a whole, highlighting the scheme's compliance with National and Local policy and the evidence to demonstrate this.
- Section 4** provides an overall summary of the scheme and the key issues highlighted within the previous chapters, summarising the key sustainability commitments of the site.

2.0 Planning Policy Compliance

- 2.1 National and Local planning policy has in recent years become more orientated towards sustainability and energy reduction. The National Planning Policy Framework (NPPF) (published in 2012) is an example of this, and Local policy has emerged with requirements to meet environment criteria for residential and commercial developments.
- 2.2 This section will highlight the key policy considerations first and then Section 3.0 will demonstrate how the development adheres to them. In doing so, the statement will show how the proposed scheme will comply with both National and Local policy requirements.

National Planning Policy Framework

- 2.3 The NPPF replaces the previous Planning Policy Guidance notes and Planning Policy Statements and is a key part of the Coalition's reforms to promote sustainable growth.
- 2.4 Paragraph 7 of the NPPF explains the three dimensions to sustainable development - economic, social and environmental - which give rise to the need for the planning system to perform a number of roles and draws attention to the sustainable emphasis of National Policy.

'an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy'.

- 2.5 The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. A positive planning system is essential

because, without growth, a sustainable future cannot be achieved. The document goes on to state:

'At the heart of the planning system is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision-taking.'

Barnsley Metropolitan Borough Council (BMBC) Core Strategy (September 2011)

2.6 The Barnsley Core Strategy was adopted in September 2011 and is the primary document for planning decision purposes. The document contains key policies in relation to sustainable development and energy reduction requirements.

2.7 CSP 1 Climate Change

Development will be expected to:

- *reduce and mitigate the impact of growth on the environment and carbon emissions*
- *ensure existing and new communities are resilient to climate change*
- *harness the opportunities that growth, and its associated energy demands, brings to increase the efficient use of resources through sustainable construction techniques and the use of renewable energy.*

Policy CSP 1 reflects the Council's approach to climate change in terms of ensuring developments have considered sustainable drainage systems (SUDS), green infrastructure and sustainable locations.

2.8 CSP 2 Sustainable Construction

Development will be expected to demonstrate how it minimises resource and energy consumption, compared to the minimum target under current Building Regulations legislation, and how it is located and designed to withstand the longer term impacts of climate change.

All new dwellings will be expected to achieve at least a level 3 rating under the Code for Sustainable Homes or equivalent. This requirement will rise over the plan period and by 2013 new dwellings should achieve at least level 4, rising to level 6 by 2016.

2.9 CSP 3 Sustainable Drainage Systems (SuDS)

Policy CSP3 outlines the Council's approach to ensuring developments contain Sustainable forms of drainage and they are managed and maintained correctly.

2.10 CSP 4 Flood Risk

Policy CSP4 reflects the Councils requirements for development and flooding. All developments over 1 hectare in Flood Zone 1 require a Flood Risk Assessment. In addition it is expected that development on Greenfield sites are to maintain or reduce existing run-off rates requiring development proposals to use Sustainable Drainage Systems (SuDS) in accordance with policy CSP 3.

2.11 CSP 5 Including Renewable Energy in Developments

All development (either new build or conversion) of 10 or more dwellings or 1000sqm of non-residential floorspace will be expected to incorporate decentralised, renewable or low carbon energy sources and other appropriate design measures sufficient to reduce the development's carbon dioxide emissions by at least 15% for applications submitted up to 2015, rising to 20% for applications submitted thereafter subject to such measures being practicable and not unacceptably prejudicing the viability of the development.

Where it is not appropriate to incorporate such provisions within the development, an off-site scheme, or contribution to such may be acceptable.

3.0 Sustainability Assessment

Introduction

- 3.1 This section of the Sustainability Statement will show how the proposed scheme demonstrates compliance with the Barnsley Core Strategy energy and sustainability requirements.
- 3.2 The following sections will be used to assess the proposed development within this Sustainability Statement:
- Climate change;
 - Material Use;
 - Location and Transport;
 - Biodiversity;
 - Community.
- 3.3 Each section will include an introduction to the topic followed by a table that includes:
- The Commitment of the development;
 - How the Commitment will be (or has been) delivered; and
 - Evidence for the Commitment.

Climate Change

Introduction

- 3.4 New development should be appropriately adapted and resilient to the impacts of present and future climate change, it should aim to minimise emissions of greenhouse gases, and reduce the effects on flooding, heat gain, water resources and water quality.
- 3.5 Climate change is expected to lead to hotter and drier summers with milder and wetter winters which should influence the way in which new development is planned and designed. Reducing carbon emissions and managing water resources are therefore key priorities for new developments. This section addresses the approach taken with regard to:
- Flood risk
 - Water consumption

- Energy efficiency

Flood Risk

- 3.6 A rise in sea level and changing weather patterns including increased duration and intensity of rainfall is one of the principal predicted environmental effects of climate change.
- 3.7 The Environment Agency Flood Map has identified that the site lies in an area of Zone 1 Flood Risk.
- 3.8 Development located within Flood Zone 1 is identified as being suitable for all types of development and the risk of flooding from rivers or the sea is classified as low.
- 3.9 Development that increases the amount of impermeable surfaces can result in an increase in surface water run-off, which in turn can result in increased flood risk both on site and elsewhere within the catchment.

Commitment of the development	The discharge of surface water from the proposed development will be no greater than the run-off from the existing use.
How this will be delivered	It is proposed to limit flows from the development to existing run-off rates.
Evidence	Environment Agency Flood Map. Drainage Strategy – RSK. Code for Sustainable Homes Level 3 requirements.

Water Consumption

- 3.10 The demand for clean, fresh potable water increases with new development and population. In order to limit the potential effects of future fluctuations in rainfall and temperatures in water stressed areas, the consumption of clean water for non-potable uses should be minimised.

Commitment of the development	To reduce the consumption of potable water in the home from all sources.
How this will be delivered	Water consumption will be equal to, or less than 105 litres per person per day.

	Water efficient fittings, and appliances will be provided where feasible and viable.
Evidence	Code for Sustainable Homes Level 3 requirements.

Energy Efficiency

- 3.11 One of the most critical environmental issues faced today is that of climate change which is a direct result of increasing CO₂ emissions and the consequent greenhouse effect.
- 3.12 Improving energy efficiency is the key principle that underpins Climate Change Policy (NPPF para.93-108). High energy efficiency standards are, therefore, the first stage to secure significant energy and carbon savings over the lifetime of the building.
- 3.13 Figure 3.1 presents an energy hierarchy which demonstrates the order in which the management of energy in buildings should be prioritised.
- 3.14 Figure 3.1 shows that energy efficiency of the building should be the priority when looking to reduce CO₂ emissions. Only once the building energy efficiency has been maximised, should the use of on-site renewable and low carbon energy sources be explored.

Figure 3.1 – Energy Hierarchy Diagram



Source: <http://www.renewable-energy-toolkit.org.uk/>

- 3.15 This low carbon 'building fabric-led' approach aims to reduce the levels of CO₂ emissions associated with the development by reducing need and improving the energy efficiency of each building. This is achieved through significantly upgrading the building fabric and results in a reduction in energy demand and associated CO₂ emissions up to and beyond the requirements of regulatory compliance, throughout the lifetime of the building.

- 3.16 The proposed development will take the approach of providing the best solution to reducing CO₂ emissions associated with the building over its lifetime.
- 3.17 As part of this approach, the design and material specifications will deliver a building with inherently low energy demand and provide the following benefits:
- Improved levels of thermal insulation
 - Highly efficient double glazing window units
 - Energy efficient lighting
 - Improved detailing of junctions between build elements to limit thermal bridging heat losses
 - Improved detailing to limit air leakage heat losses through air permeability
- 3.18 The proposed 'building fabric-led' approach will ensure the dwellings are inherently energy efficient and therefore, the energy demand reductions will be delivered throughout the lifetime of the buildings. Accordingly, reducing CO₂ emissions should be prioritised and will provide greater environmental benefit in the longer term.
- 3.19 The result will be a building that is in line with the 2010 Building Regulations Part 1LA, that reduces overall CO₂ emissions by 25% over 2006 regulations.
- 3.20 Policy CSP2 expects developments to achieve a Code for Sustainable Homes rating of Level 3. The policy references the need to raise this level over the plan period. At present, policies like CSP2 are implemented to ensure the requirements are in-line with current Building Regulations. Currently, the expected 2013 Building Regulations Part 1LA update has not been implemented. The update has now been postponed until mid-2014. Subsequently energy reduction requirements and the tightening of Building Regulations have not materialised, as the Core Strategy expected.
- 3.21 In addition to this, there was a recent announcement to all Code for Sustainable Homes Assessors, that the DCLG licence has not been renewed and there are now question marks over the longevity of the Code Assessment method.
- 3.22 In light of these issues, the automatic increasement of Policy CSP14 is not in-line with current Building Regulations requirements. Due to the delay and uncertain future of the Code Assessment Method, the development proposes to commit to complying with Code for Sustainable Homes Level 3 which has a requirement to reduce energy demand and improve fabric energy efficiency as well as numerous other holistic sustainability elements.

3.23 An assessment on renewable solutions will be undertaken at the Reserved Matters stage, because appropriate options cannot be selected until the detailed design, layout and orientation of the properties are confirmed.

Commitment of the development	The Building will meet strict 2010 Building Regulations Part 1LA that reduces overall CO ₂ emissions by 25% over 2006 regulations. Commit to Building to Code for Sustainable Homes Level 3.
How this will be delivered	Energy reduction requirements of Code for Sustainable Homes. Building fabric will have enhanced insulation. All internal and external lighting will be low energy and white goods A+ rated where these are provided. Drying space will be provided where feasible and viable. Cycle storage will be provided where feasible and viable. Space and provision for home office working will be provided. Class 5 Boiler installed (subject to confirmation from the developer).
Evidence	Building Regulation Compliance. Code for Sustainable Homes Level 3 requirements.

Material Use

3.24 Materials used in the construction of buildings, the public realm and infrastructure have a range of environmental impacts from sourcing, through to processing and packaging. Specification of materials with lower environmental impacts can greatly improve the sustainability of a development.

3.25 This section addresses the approach taken with regard to:

- Low impact and locally sourced materials
- Waste and recycling

Low Impact and locally sourced materials

3.26 The BRE Green Guide is a recognised industry standard which provides a simple tool to aid specifiers in considering the environmental impact of their choices in material. The Green Guide is based on the Life Cycle Assessment (LCA) of products from 'cradle to

grave' and applies a weighting system and summary score of A+ to E where A/A+ represents the lowest overall environmental impact.

Commitment of the development	To use materials with lower environmental impacts over their life-cycle.
How this will be delivered	Materials will be responsibly sourced where feasible and viable. Insulation materials with a global warming potential (GWP) of <5 will be specified.
Evidence	Detailed design at the Reserved Matters Stage.

Waste and recycling

3.27 In order to reduce the environmental burden of wasted resources, pollution and landfill pressures, the development will seek to minimise the quantities of waste generated in construction and operation as well as maximising the potential for segregation of waste streams and recycling.

Commitment of the development	All construction site waste will be effectively managed, segregated and recycled where feasible and viable. Residential units will be equipped with the provision of a waste storage system to facilitate segregation and storage of waste streams.
How this will be delivered	A Site Waste Management Plan will be implemented during construction to monitor report and target reductions in the quantities of waste generated on site and also identify opportunities for recycling of building materials. The site will contain sufficient storage for the mandatory refuse bins that Barnsley Council provide, these include domestic refuse, Green Bins for food waste, bins for recycling plastic, tins and paper.
Evidence	(SWMP) Site Waste Management Plan. Barnsley Council refuse and recycling policy.

Location and Transport

Introduction

3.28 Development should be planned to ensure that residents can reach facilities they need by appropriate transport modes, by encouraging walking and public transport use and

reducing the use of private cars for shorter journeys. The first principle is to reduce the need to travel and ensuring that there are facilities close to where people live and work.

3.29 Following this, public transport should be easily accessible and serve key destinations encouraging a shift away from car use. The dominance of cars on-street and within developments should be reduced so that people feel safer when walking or cycling.

3.30 The NPPF supports sustainable transport solutions and encourages facilities that use sustainable transport modes (para.30).

3.31 This section addresses the approach taken with regard to:

- Public transport
- Walking and Cycling opportunities

Public Transport

3.32 Availability and accessibility of public transport is important to encourage people out of private cars and onto alternative, sustainable modes of transport. This contributes to reducing carbon emissions, improving health and fitness and community integration.

3.33 The closest bus stop is on Lee Lane directly outside the proposed development. The 57, 59 and 59a serves Royston and neighbouring areas. These routes provide 5 services per hour.

3.34 The Bus Service links Royston to Barnsley. A number of train services are available from Barnsley Station.

3.35 In terms of sustainable access to public transport, the proposed site is ideally situated to allow residents and customers access to the public transport network.

Walking and Cycling Opportunities

3.36 Encouraging sustainable modes of travel such as walking and cycling delivers multiple benefits in terms of reducing carbon emissions and also improving general health and fitness.

3.37 The proposed site is located directly next to an existing residential area, ideally situated to allow residents and customers to travel by foot and cycle.

3.38 The proposed development site is well served by existing pedestrian infrastructure. The design of the internal layout will ensure a pedestrian friendly environment with areas of pedestrian priority to ensure safe and secure movement for pedestrians through the site.

3.39 Cycling opportunities exist within the local area linking the proposed site to nearby amenity facilities.

Commitment of the development	Promotion of safe access to all local transport nodes. Encourage sustainable forms of travel.
How this will be delivered	The development will be well lit to aid pedestrian safety and promote personal security. Walking routes will be convenient and accessible. Storage for cycles will be provided for within the scheme design.
Evidence	Transport Assessment – Croft Transport Solutions. D&A Statement – NJL Consulting.

Biodiversity

3.40 New development should ensure that the ecological value of the site is conserved and enhanced by maintaining biodiversity and protecting existing natural habitats. Biodiversity, together with ecosystems and green spaces contribute to a high quality of life and deliver recognised improved mental and physical health benefits.

3.41 Trees and plants have further benefits in stabilising soil, preventing erosion, reducing water run-off and forming landscape, visual, wind and noise barriers, therefore softening the intrusion of the built environment.

3.42 Biodiversity and the protection of habitats and species are important to conserve the ecological interest in an area, but also to contribute to human health and well-being. To determine the ecological value of habitats in and around the site, surveys should be undertaken by suitably qualified ecologists and their recommendations incorporated.

3.43 An initial Ecological Assessment was carried out in August 2013 which demonstrates that the site is of limited ecological value. No Great Crested Newts have been found on site and ponds off the site are a greater distance than 500 metres. The report concluded that no protected species were present on the site. It is possible that parts of the site might be used by nesting birds. Removal of vegetation will therefore only be carried out outside the nesting season (March to August inclusive).

3.44 A proposed landscape scheme which will be submitted as part of the Reserved Matters application which will be carefully designed to incorporate a wide range of native species which will help enhance the biodiversity of the site as well as offering a robust buffer to the existing residential areas.

Commitment of the development	Recommendations will be followed as specified in the Ecology Report.
How this will be delivered	Tree planting will be implemented to soften and screen the proposed scheme. Removal of vegetation will be carried out, outside of the nesting season.
Evidence	Ecological Assessment - RSK.

Community

Introduction

3.45 Developments should integrate with the community providing an identified need. It should help to create a vibrant and diverse community which provides access to suitable places. It should also respond to the needs of all members of the community including people with young families, older children, professionals and elderly people and keep existing and future residents informed.

3.46 This section addresses the approach taken with regard to:

- Involvement in Decision Making
- Supporting public services, social economy and community structure
- Accessibility

Involvement in decision making

3.47 Involving the local community in the design of the development through consultation is an important aspect to ensure their needs, ideas and knowledge are taken into account. The consultation process improves the quality and acceptability of the development.

3.48 Local residents were consulted on the development proposals prior to submission of the application via a consultation leaflet which was distributed to approximately 180 neighbouring properties.

3.49 The Local Planning Authority were consulted in relation to technical issues at the proposed location.

Commitment of the development	To inform local community stakeholders about the proposal. The final design and layout of the development will have been influenced by the local community.
How this will be delivered	A local consultation exercise has been undertaken to enable the local community to present their views on the proposed scheme.
Evidence	Planning Statement – NJL Consulting. Statement of Community Involvement – NJL Consulting.

Supporting Public Services, Social economy and community structure

3.50 A sustainable lifestyle should be accessible to all members of the community, providing information on energy efficiency, recycling facilities, local transport services and local amenities will enable residents to fully integrate into the community in a sustainable manner.

3.51 The NPPF recognises (para.55) that housing should be located where it will enhance or maintain the vitality of communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.

3.52 The economic benefits of the development have been identified as providing:

- Construction expenditure of approximately £22.3million.
- This would support an estimated 75 FTE jobs per annum over a six year construction period, providing jobs on the site itself, in the Barnsley area and a number of specialist jobs further afield.
- Future residents of the development could be expected to spend some £5,200,000 per year in the Barnsley area, based on data from the Family Expenditure Survey (2009) (£500 per house per week).
- This could directly support around 39 new jobs in the surrounding area

3.53 Clearly this level of expenditure in the surrounding area would contribute to maintaining and enhancing Royston, ensuring the vibrancy of the town is maintained.

Commitment of the development	To provide information on the local area and amenity facilities.
How this will be delivered	Information packs including recycling facilities, utility suppliers, refuse collection, local transport services and local amenities.
Evidence	Design and Access Statement – NJL Consulting. Planning Statement – NJL Consulting.

Summary

3.54 This section has demonstrated the sustainable credentials of the proposed scheme and has been influenced by National policy in the form of the National Planning Policy Framework and by local policy, in the form of the Barnsley Core Strategy and especially policies **Policy CSP 2, 3, 4 and 5, which address sustainable construction, SUDS, flood risk and reducing energy use through low carbon sources.**

3.55 The development will commit to building to **Code for Sustainable Homes Level 3**, which represents a holistic approach to sustainable development.

4.0 Conclusion

- 4.1 This Sustainability Statement has been prepared by NJL Consulting LLP (NJL) on behalf of Strategic Land Group (SLG) in support of an Outline planning application for a residential scheme, with a small retail provision, on land to the north of Lee Lane, Royston.
- 4.2 This Sustainability Statement has demonstrated that the proposed development is in accordance with the relevant policies contained in the NPPF which provides the Government's view of what constitutes Sustainable Development.
- 4.3 In addition to this, this statement has identified the following key Sustainability Commitments that comply with the aspirations of the Stockport Core Strategy:
- Each dwelling will achieve a rating for Code for Sustainable Homes Level 3.
 - The site is exceptionally well located for access to the public transport network and sustainable forms of travel.
 - Storage for cycles will be provided for within the scheme design.
 - The building will reduce overall CO2 emissions by 25% over 2006 Building Regulations Part 1LA/2LA and explore the potential to further reduce energy consumption through the use of renewable solutions at the Reserved Matters detailed design stage.
 - Good design will be fundamental to the development.
 - The development will provide a range of homes suitable for the local market requirements.
 - The development will provide adequate internal and external space for non-recyclable and recyclable waste.
 - The development will promote resource efficiency through the effective and appropriate management of construction site waste.
 - Materials with lower environmental impacts over their life-cycle will be used.
 - A landscape strategy will be implemented to soften and screen the proposed scheme.
 - The discharge of surface water from the proposed development will be no greater than the run-off from the existing use.
 - A local consultation exercise has been undertaken to enable the local community to present their views on the proposed scheme.