

PLANNING REPORT

Darton, Barnsley

Prepared by
DLP Planning Ltd

June 2009



dynamic development solutions TM

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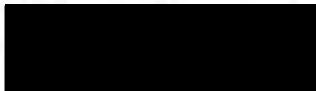
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1.0 Introduction

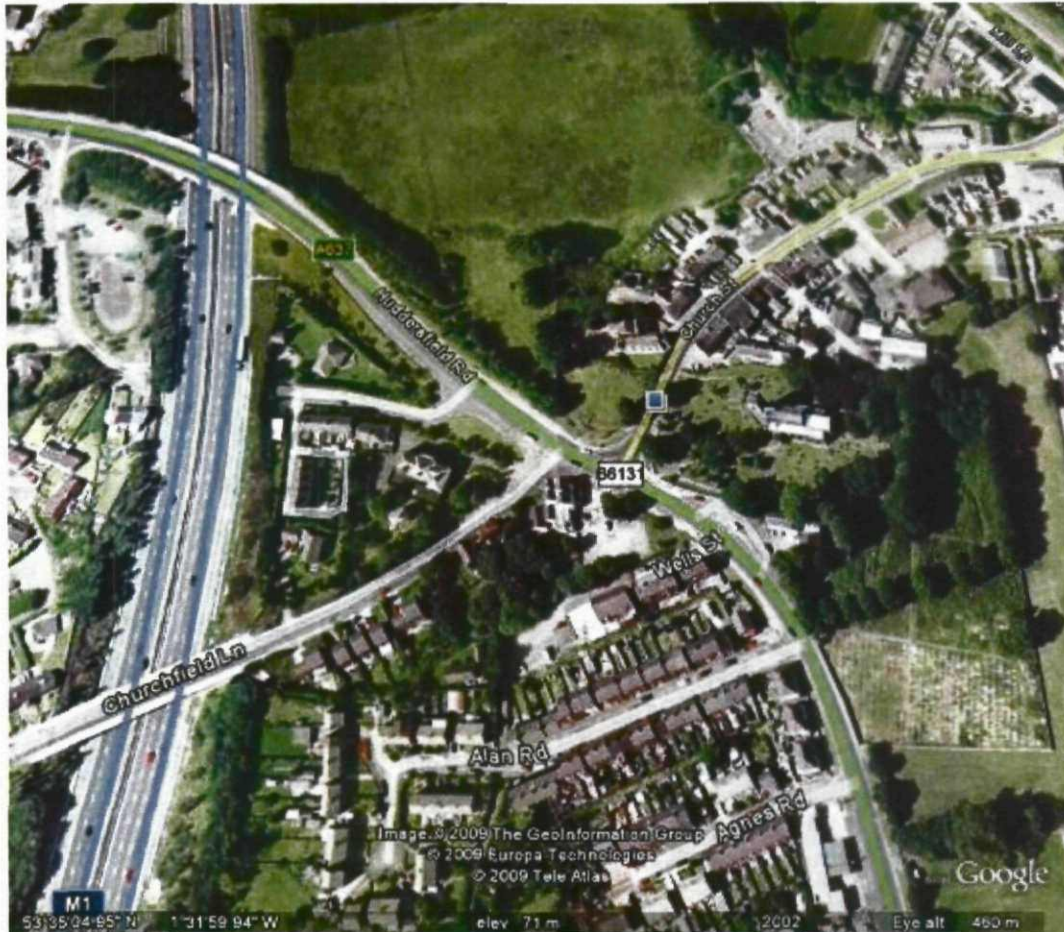
- 1.1 This planning statement has been produced by DLP Planning Ltd on behalf of Barnsley Community Solutions in support of an application for a new Primary Care Centre at Darton together with the replacement of the existing council office facilities for Barnsley Metropolitan Borough Council.
- 1.2 The Planning Statement will cover the following:
- Background to the project
 - Site and its context
 - Development proposal
 - Planning Policy Context
 - Overview of the Application proposal
- 1.3 Darton is a settlement located 4.8 km north west of Barnsley town centre and is bisected by the M1 motorway.
- 1.4 The site is located to the east of the M1 at the junction of Churchfield Lane and Huddersfield Road.
- 1.5 It will be demonstrated within this statement that the proposal is in compliance with all national, regional and local planning policy and that no demonstrable harm will result from the development.
- 1.6 It will also be demonstrated that the proposed scheme will offer the following planning benefits:
- a. Use of Brownfield Land
 - b. Redevelopment in a sustainable area
 - c. A compatible land use to adjoining residential area
 - d. Adequate off street parking provision
 - e. Efficient use of developable land
 - f. No adverse impact upon trees
 - g. No impact upon immediate neighbours amenity
 - h. High quality design which significantly enhances the overall current appearance of the area
 - i. Disabled persons car parking provision included
 - j. Access to mobility impaired persons to all proposed services

2.0 Background to the Project

- 2.1 The development of the community based health centre facility is being facilitated by NHS LIFT (Local Implement Finance Trust), which is a Government funded initiative to revitalise primary care premises in perpetuity with private sector parties.
- 2.2 The NHS LIFT approach provides a number of benefits including:
- Offers GP flexible base arrangements
 - Delivers a significant number of premises in a short time
 - Facilitates the integration of services, not only in terms of health, but also community and social services
 - Establishes a long sustainable relationship focused in delivering primary care investment and services
 - Investment in modern integrated primary care services
- 2.3 Barnsley Community Solutions is the public – private partnership set up specifically to develop and maintain community based primary health and social care premises in the Barnsley Area.

3.0 Site Context

3.1 The application site is in the ownership of the Council and currently accommodates the offices of Darton Council. The site is located at the junction of Huddersfield Road and Churchfield Lane, adjacent to a staggered junction.



3.2 To the north of Huddersfield Road is an area of open space. All Saints Church, a Grade 1 Listed Building lies east of the application site and is set back from Huddersfield Road and Church Street. To the south and west of the application site is residential development with those dwellings situated on the western boundary of the application site being in closest proximity to the proposed development.

3.3 The topography of the application site rises from the junction of Huddersfield Road and Churchfield Lane to the east by approximately 5.5 metres to the site boundary in the south east corner of the site.

3.4 The residential development that is found in close proximity to the site is two storey semi-detached and terraced housing in red brick with pitched roofs.

3.5 The existing Council offices are of red brick and are not of any architectural merit and would not be suitable to be converted for the proposed use

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- 3.6 Opposite the site, across Churchfield Street, to the south east is located the Rose and Crown Public House which utilises materials of white render with pitched roofs.
- 3.7 The site contains a number of trees, particularly along the boundary with Churchfield Lane and on the south western boundary of the site, some of which will be renewed as part of the development of the site.

4.0 Application Proposal

- 4.1 The application proposal is to provide new build Primary Health Care facilities funded through the NHS LIFT scheme.
- 4.2 The centre will provide primary and community care facilities with specialist community based therapies and rehabilitation.
- 4.3 *In addition, the proposed development will also provide facilities for the wider community including a meeting space for local groups, voluntary sector organisations and community groups.*
- 4.4 The application proposal will also provide replacement accommodation for the Council offices which are currently located in the existing building including a Barnsley Metropolitan Borough Council cash payment facility and children's play centre.
- 4.5 The application proposal has been designed in conjunction with the end users and therefore meets the functional requirements of each of these user groups.
- 4.6 In order to facilitate car parking requirements of all user groups to the building some of the land to the north of the site, currently in the ownership of the local highways authority will be required to facilitate the application proposal.
- 4.7 The proposed facilities will be accommodated over two floors together with associated car parking, landscaping and outside children's play facilities.
- 4.8 In order to facilitate the new development it will be necessary to demolish a caretakers dwelling located on the site in the south of the existing Council offices
- 4.9 The application proposal will also require the removal of some of the trees on the site.
- 4.10 A detailed Design and Access statement has been prepared by the architects HDP and this document provides a detailed analysis of the design concepts utilised.

5.0 Planning Policy Context

National Planning Guidance

Planning Policy Statement 1 – Delivering Sustainable Development

5.1 PPS1 sets out the overarching policies on the delivery of sustainable development through the planning system.

5.2 The key objectives of PPS1 are set out within paragraph 5 and state that planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- *making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;*
- *contributing to sustainable economic development;*
- *protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;*
- *ensuring high quality development through good and inclusive design, and the efficient use of resources; and,*
- *ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community*

5.3 The proposal site is located within Darton which is a settlement approximately 4km to the north west of Barnsley Town Centre and is identified as being within the Darton Community Area.

5.4 Development of the site for primary care facilities together with new Council offices will make more efficient use of this brownfield site and will contribute to the creation of a sustainable community through the provision of key services in this location.

5.5 In order to meet the sustainable objectives advocated by the Government, national policies, regional and local development plans will provide the framework for development to be managed (paragraph 7). This plan led system aims to provide certainty and predictability. Paragraph 8 of PPS1 states:

'where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise'.

5.6 In the case of the application site the current adopted plans are the Regional Spatial Strategy for the Yorkshire and Humber (May 2008) and the Barnsley Unitary Development Plan. However, it must be noted that given the age of the adopted UDP and the changes in the thrust of national planning policy since this time, it is considered that *greater weight should be given to national and regional policies where there is a conflict between Local Plan policies.*

5.7 As a result of the Planning and Compulsory Purchase Act (2004), paragraph 10 requires that local authorities role is not just about plan making and development control but through annual monitoring local authorities can facilitate and promote the implementation of good quality development.

5.8 Development plans should promote development that creates socially inclusive communities and includes a suitable mix of uses and should:

'address accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure and community facilities' (paragraph 16).

5.9 Paragraph 27 of PPS1 sets out the general approach that local planning authorities should adopt in their plan making process to deliver sustainable development and covers a range of economic, social and environmental factors that need to given consideration including:

- *Promote urban and rural regeneration*
- *Bring forward sufficient land of a suitable quality in appropriate locations*
- *Provide improved access for all to jobs, health, education, shops, leisure and community facilities, open space, sport and recreation*
- *Reduce the need to travel and encourage accessible public transport provision to secure more sustainable patterns of transport development.*
- *Promote the more efficient use of land*

5.10 Paragraph 35 determines that high quality and inclusive design should be the aim of all those involved in the development process. High quality and inclusive design should be utilised to create well mixed spaces and integrated developments which avoid segregation. In order to achieve this, places must function well and add to the overall character and quality of the area for the lifetime of the development.

5.11 In paragraph 38 of PPS1 the Government require development schemes to be judged against their *neighbouring buildings and the local area more generally*. This states that authorities should not attempt to impose particular styles or tastes but that it should promote local distinctiveness particularly where this is backed up by clear plan policies or supplementary documents on design.

5.12 The design of the application scheme is described in detail within the Design and Access Statement and succeeds in addressing this.

Supplement to PPS1 – Planning and Climate Change

5.13 This supplement to PPS1 was published in 2007 and sets out how the planning system should contribute to reducing emissions and stabilising climate change.

5.14 Paragraph 8 states that the aim of the PPS is to set out how regional and local planning can best support the achievement of zero-carbon targets alongside meeting the economic and housing needs of communities.

5.15 Paragraph 11 sets out the principles by which planning authorities should determine planning applications:

- Controls under planning, building control and other regulatory regimes should complement and not duplicate each other.
- Information sought from applicants should be proportionate to the scale of the proposed development, its likely impact on and vulnerability to climate change and be consistent with that needed to demonstrate with the development plan and this PPS.
- Specific and standalone assessments of new development should not be required where the requisite information can be made available to the planning authority through the submitted Design and Access Statement, or forms part of any environmental impact assessment or other regulatory requirement, and
- In considering planning applications before Regional Spatial Strategies and Development Plan Documents can be updated to reflect this PPS, planning authorities should have regard to this PPS as a material consideration which may supersede the policies in the development plan.

5.16 Paragraph 42 sets out the criteria which planning authorities should expect development to achieve and includes the following:

- Comply with adopted DPD policies on local requirements for decentralised energy supply and sustainable buildings
- Take account of landform, layout, building orientation, massing and landscape to minimise energy consumption
- Deliver a high quality local environment
- Provide public and private open space
- Give priority to the use of sustainable drainage systems
- Provide for sustainable waste management
- Create and secure opportunities for sustainable transport in line with PPG13

5.17 The proposed development is considered to accord with the thrust of the requirements set out in paragraph 42.

PPG13 – Transport

5.18 PPG13 outlines Government guidance on transport and sustainable development. Paragraph 4 sets out the main objectives which are:

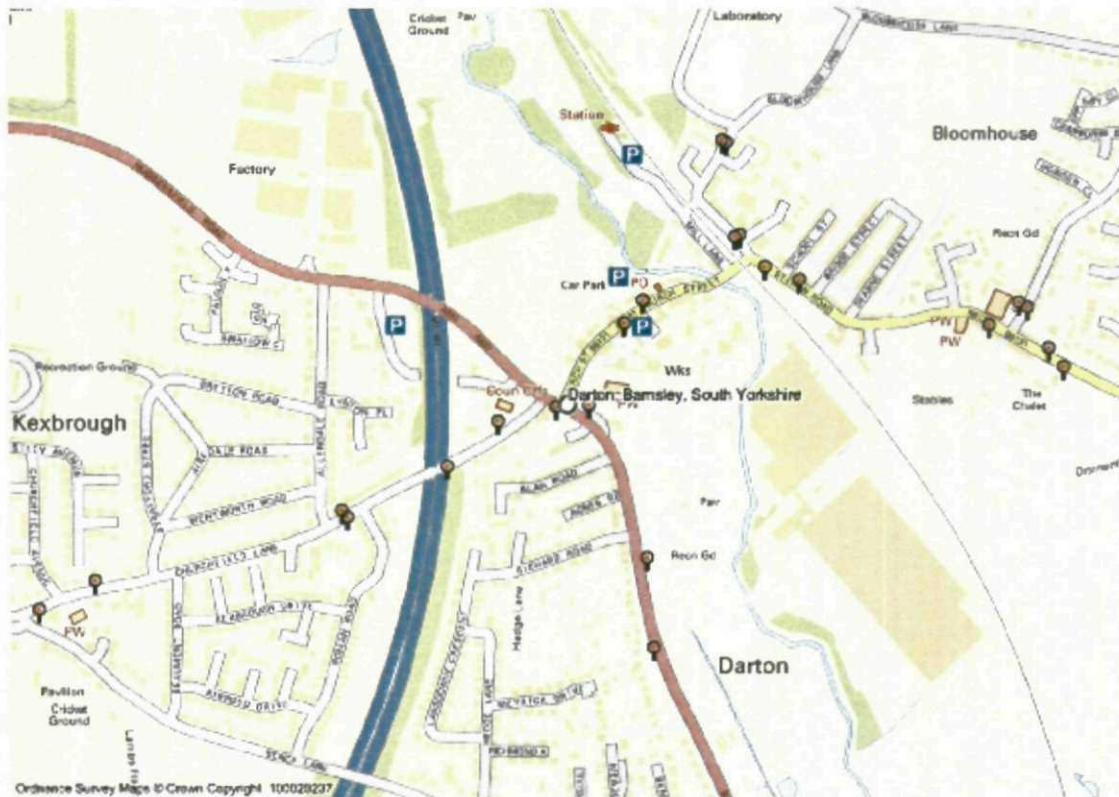
1. Promote more sustainable transport choices for both people and for moving freight
2. Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling; and
3. Reduce the need to travel, especially by car.

5.19 Paragraph 39 requires that new health facilities should:

'be planned to maximise accessibility by non-car modes of transport, whilst at the same time providing good access arrangements for emergency vehicles and those who need to use cars.'

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5.20 The application site is situated within close proximity to a number of bus stops along Huddersfield Road and Churchfield Lane. The position of these bus stops is shown on the map below:



5.21 The services that run to this site are:

- 93 Barnsley to Darton (Via Gawber, Barugh Green) This service runs hourly
- 95/95A Barnsley to Skelmanthorpe (Via Wilthorpe, Gawber, Barugh Green, Kexborough, Darton) This service runs every half hour.

5.22 In addition to the bus stops within the vicinity of the site, there is also Darton train station which links the settlement with Barnsley and other outlying settlements.

5.23 PPG13 requires that policies in development plans for car parking should set maximum standards in order to promote sustainable transport choices (paragraph 52). The application proposal has 28 car parking spaces with two additional car parking spaces for the mobility impaired.

PPS25 - Development and Flood Risk

5.24 Although the Environment Agency has confirmed that the site lies within Flood Zone 1 and is therefore at low risk of flooding, it is pertinent to consider PPS25 in respect of surface water run off.

5.25 Annexe F of the PPS deals with managing surface water and in particular paragraph F1 states that:

'Sustainable management of this rainfall described as surface water is an essential element of reducing future flood risk to both the site and its surroundings'.

5.26 Paragraph F5 states that the effective disposal of surface water from the development is a material planning consideration in determining proposals.

5.27 The rate of run-off from the site has been agreed in principle with Yorkshire Water and details of the surface water runoff for the site are contained in the Drainage Strategy undertaken by WSP which accompanies this application.

Regional Spatial Strategy for the Yorkshire and Humber (2008)

5.28 The Regional Spatial Strategy for the Yorkshire and Humber was adopted in May 2008 and forms part of the development plan alongside the Barnsley Unitary Development Plan.

5.29 Table 2.1 of the Plan sets out the Spatial Vision where it identifies a number of outcomes that will be achieved including improving the health and well being of the population, improving accessibility to opportunities and facilities, increased use of public transport, walking and cycling and reduction in traffic and congestion.

5.30 Policy YH1 sets out the overall approach and key spatial priorities and supports the vision set out in Table 2.1.

Policy ENV11: Health, recreation and sport

5.31 This policy states that plans, strategies, investment decision and programmes should help improve the health of residents by:

- *Focusing, concentrating and supporting economic development in and around Regional and Sub Regional Cities and Towns, especially Hull and in South and West Yorkshire*
- *Providing, safeguarding and enhancing high quality facilities for sports and recreation*
- *Maximising opportunities to develop walking and cycling routes and other green infrastructure, especially through Hull and Regional and Sub Regional Cities and Towns in South & West Yorkshire*

5.32 Policy ENV11 further states that development should ensure adequate and accessible health care facilities by:

- *Working with commissioners of health and social care to ensure health and social care provision is targeted as close to people's homes as possible, promoting independence and prevention, and, where not possible, to be easily accessible by public transport*
- *Retaining and developing major health care facilities within Regional Cities, Sub Regional Cities and Towns, and Principal Towns, and supporting provision of outreach facilities in rural areas.*

5.33 The purpose of ENV11 is to provide adequate health care facilities in accessible locations, and to help improve public health by targeting economic development and providing more green infrastructure and walking and cycling routes in the parts of the region with the worst health problems.

- 5.34 The location of the proposal site within the settlement of Darton ensures that there is easy access to the existing residential areas in the locality either by walking, cycling or public transport. It is therefore considered that the proposals are in compliance with the objectives for the development of health care contained within the RSS.
- 5.35 Table 13.8 relates to destination accessibility and requires that primary health facilities located on nodes of good quality transport corridors radiating from Regional and Sub Regional Cities and towns should be within a 20 minute walking distance of the local population. The application site has residential development to the south and west and therefore the proposed facilities will be within a 20 minute walking distance for a significant proportion of the local population.

Barnsley Unitary Development Plan

Policy H8 – Existing Residential Areas

- 5.36 This policy requires that areas identified on the proposals maps should remain predominantly in residential use. Other uses will only be allowed where they are compatible with residential uses. Paragraph 1.63 of the policy justification clearly recognises that facilities such as doctors' surgeries and community uses are clearly compatible with the nature of housing policy areas.
- 5.37 The application proposal is for a primary health care facility, community uses and Council offices. It is considered that such uses are compatible with residential uses and are therefore appropriate for this site. The site is already used by the Council for offices and therefore the nature of use from existing to proposed will not materially change.

Policy GS22 – Woodland, Hedgerows and Trees

- 5.38 This policy supports the retention and management of existing hedgerows, trees and woodland. Due to the constrained nature of the site a number of trees will be removed as part of the application proposal but where possible existing trees will be retained and new planting will be accommodated.

Policy BE6 – Design Standards

- 5.39 This policy sets out how the Council will seek to achieve good standards of design for all development and sets out the following design criteria against which developments will be judged:
- A) *The quality of layout and the sustainability of the development*
 - B) *The use, quality, design and landscape treatment of open land within the site and the area around buildings*
 - C) *The standard of detailed design and facing materials of proposed buildings*
 - D) *The suitability of the whole development for its proposed context and its relationship with adjoining land uses*

Design to Avoid Crime – Policy BE6A

- 5.40 This policy seeks to provide safer developments that seek to avoid crime through appropriate design and layout. The criteria provided by the policy contribute to better surveillance of developments thereby reducing opportunities for crime.

- 5.41 The application proposal provides a development which provides windows along all frontages of the building and increases opportunities for surveillance thereby providing the opportunity for a safe development.

Design and Access for the Public – Policy BE6B

- 5.42 This policy seeks to ensure that all development provides a fully accessible environment, particularly for the disabled through the provision of accessible buildings, mobility standard car parking spaces and taking account the needs of all users, particularly wheelchair users, the blind and partially sighted, people with children and the elderly.
- 5.43 The application proposal is considered to comply with this policy and provides an accessible community building that meets the needs of all users.
- 5.44 A full analysis of the design process for the proposal is discussed in the Design and Access statement which accompanies the planning application. It is considered that the application proposal fully complies with this policy.
- 5.45 The application proposal provides an improved use of the site than the existing building and will provide a sustainable, well designed development.
- 5.46 Following a presentation to the Barnsley Urban Renaissance Design Advisory Panel on the 28th October a number of revisions to the design of the building were made to take account of some of the recommendations. A more detailed appraisal of this process is contained in the Design and Access Statement undertaken by the architects HDP.
- 5.47 It is the intention of the end user that the development will achieve a BREEAM rating of excellent and seeks to minimise the impact of the development proposal on the environment through the design of the building.
- 5.48 In order to achieve the BREEAM excellent rating the application proposal will need to incorporate high standards in the design and use of the building.
- 5.49 A number of consultations have been undertaken with both the end users and the Primary Health Care Trust to ensure that the proposal meets their requirements.
- 5.50 It is therefore considered that the application proposal meets the policy requirements of Policy BE6.

Policy T2 – Development and the Highway Network

- 5.51 This policy only allows for development where any additional demand for travel generated can be accommodated on the highway network without significant detriment to the environment or the safety and ease of movement of vehicles and pedestrians using the network, or through measures to assist public transport, cycling or walking.
- 5.52 The application has submitted a Transport Assessment which demonstrates that there will be no detrimental impact caused by the development in terms of highway safety. A Travel Plan also accompanies the application proposal which seeks to promote alternative modes of transport to the private motor vehicle and to achieve a modal shift in terms of private car use.

Policy T22 – Car Parking Standards and Contributions

- 5.53 This policy states that:

'New development shall be provided with no more car parking, servicing and manoeuvring space than is necessary in order to ensure there is no significant adverse impact upon:

- a) *Highway safety*
- b) *The local environment including the amenity of local residents and adjoining land uses*
- c) *The vitality and viability of Barnsley Town Centre and other shopping and commercial centres.*

5.54 The Council's policy is in compliance with PPG13 and ensuring that excessive levels of car parking are not provided discourages the use of the private car and encourages other means of travel such as public transport, walking and cycling.

5.55 The application proposal is considered to provide sufficient car parking to meet with the needs of the development without having any harmful impacts on the factors set out above.

Policy CF1

5.56 This policy states that the provision of community facilities will be encouraged where they:

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

5.57 Paragraph 7.14 in the policy justification requires that where possible, community facilities should be at a local neighbourhood level, readily accessible to and convenient for the catchment population.

5.58 The application proposal will provide an enhanced level of community facilities which promotes health and well being as well as providing up to date Council offices and facilities. Since the site is located on a main route through Darton which supports good public transport links, pedestrian and cycle links with the surrounding residential area, it is considered to be appropriately located for the type of use being proposed.

5.59 The improvements to the access provide safer links to the highway network and increased level of car parking will better meet the needs of the different users who will visit the site.

5.60 The proposed development is considered to meet the above criteria and is therefore deemed compatible with this policy.

5.61 The following UDP policies are specific land use policies for the Darton Community Area within which the application site falls.

Policy DT2

5.62 The site is situated within a Housing Policy Area as defined on the adopted Proposals Map, therefore Policy DT2 is relevant. This policy states that:

in accordance with policy H8, the areas shown on the proposals map as housing policy areas will remain predominantly in residential use.

- 5.63 As already stated above in paragraph 5.28 the proposed use is considered compatible with residential uses and is therefore considered to comply with this policy.

Supplementary Planning Guidance

Trees and Hedgerows – Supplementary Planning Guidance 9

- 5.64 This SPG was published in May 2003 and supplements Policy GS22 of the UDP.
- 5.65 In addition to complying with the requirements in Policy GS22 there is a requirement that where appropriate a tree survey should be submitted in support of a planning application which clearly indicates the trees and hedgerows on or adjoining the application site, their type, size (height and spread) and general condition. In addition, the survey should identify those trees which will be retained and those which will be removed. Information should also be submitted which shows the proposed layout with the existing ground levels and any proposed changes to the levels.
- 5.66 Where possible a development should try and retain trees and not locate buildings too close to trees that are to be retained due to the impact both in terms of the health of the tree and the potential for overshadowing on new development resulting in future pressure for either pruning or the removal of trees.
- 5.67 Adequate protection should also be provided for trees during the construction process through the use of protective fencing.
- 5.68 In accordance with the SPG an arboricultural assessment accompanies the planning application together with a Tree Protection Plan which complies with the above requirements.

Parking, Transport Assessments and Travel Plans – Supplementary Planning Guidance 32

- 5.69 This SPG was published in March 2005 and supplements Policy T22 of the UDP which was published before publication of PPG13. The SPG therefore takes account of the guidance in PPG13.
- 5.70 In accordance with paragraph 52 of PPG13 the SPG sets maximum numbers of car parking spaces for different types of development and in addition to this requires that mobility spaces are provided at a level of 4%.
- 5.71 The development at Darton will provide 28 car parking spaces plus two disabled parking spaces which will accord with these requirements.

Emerging Local Development Framework

- 5.72 In 2005 Barnsley consulted on the Barnsley Core Strategy Preferred Options, Barnsley Policies Preferred Options and Proposals Maps. However since this time the LDF programme has been delayed and the submission document originally timed for January 2007 have not been published for consultation.
- 5.73 It is in understanding that Barnsley has been advised by the government office that further work on their evidence base is required.

- 5.74 At the time of submission Barnsley were in the process of consulting on the Barnsley Core Strategy (Revised Preferred Options). The consultation process is timetabled to run until 10th August 2009.
- 5.75 However, given that Barnsley is clearly still in the early stages of LDF process it is considered that these documents are not a material consideration in any planning decisions.

6.0 Overview of the Application Proposal

- 6.1 The application proposal will provide primary health care facilities and community facilities together with new Council offices on the site at Darton.
- 6.2 The current Council offices do not make the most efficient use of this brownfield site and although the application proposal will result in an intensification of uses on the site, it is considered to provide a more efficient use of land.
- 6.3 The healthcare provision will not replace existing healthcare facilities at Darton but will seek only to supplement them. In this respect the Council offices will remain the main emphasis of use on the site.
- 6.4 The application proposal will also provide efficient and sustainable buildings that are fit for purpose and meet the needs of the 21st century. Overall the application proposal will result in many planning benefits which will contribute to the overall improvement of the local area and improve the sense of place.
- 6.5 It is our understanding that the site was identified by Barnsley Metropolitan Borough Council as being an appropriate site for the combined primary health care, community facilities and Council offices.
- 6.6 The site is located in a housing policy area and therefore the proposed uses are acceptable in principle
- 6.7 The design of the new facilities has been challenging and a number of potential constraints have been identified including:
- Topographical nature of the site
 - Trees
 - Proximity of residential development to the west of the site
 - Access into the site
 - Archaeology
 - Flood Risk
 - Ecology
 - Ground contamination
- 6.8 However, it is considered that these have been satisfactorily addressed and are discussed further below.

Topography of the Site

- 6.9 The site rises from the junction of Huddersfield Road and Churchfield Lane to the east by approximately 5.5 metres to the site boundary in the south east corner of the site.
- 6.10 A full topographical survey has been undertaken of the site and the proposed building will use the existing topography and be set into the site to take advantage of the change in levels across the site.

The Trees

- 6.11 An arboricultural assessment was carried out in January/February 2009 by Active Arborist.
- 6.12 The report concludes that there are a good range of age and species of trees and shrubs on site, although it is acknowledged that in order to accommodate the proposed development a number of trees will need to be removed.
- 6.13 The trees along the eastern boundary to Churchfield Lane will not tolerate development within their root zones since the rooting to the east is already limited by the rock face and steep banking.
- 6.14 However, it is proposed that where there is the requirement to remove trees in this location, replacement species will be planted. The landscaping proposals that are being submitted as part of the application will demonstrate that the visual amenity provided by the trees along the boundary with Churchfield Lane will be retained.
- 6.15 In conclusion, although there will be a need to remove a number of trees from the site in order to facilitate the development, where feasible replacement trees will be incorporated as part of the landscaping plan in order to mitigate against the loss of existing trees on site.

Impact on Residential Amenity

- 6.16 There are a number of residential dwellings located to the west of the application site which are at a higher level. Of material importance is any impact on the residential amenity of these dwellings.
- 6.17 The parking bays to the west of the new buildings are most likely to impact on the residential amenity of these dwellings and therefore the boundary treatment to the west of the site has included measures to protect the privacy and amenity of these residents.
- 6.18 Currently there are a number of old garages located in this position which will be demolished as part of development proposal.
- 6.19 A retaining wall to the rear of the parking bays will be constructed beyond which there will be a 1800mm close boarded fence which will also include planting along the length of it.
- 6.20 These measures are considered to be sufficient to ensure that the privacy of the residents is maintained and that no demonstrable harm is caused by noise or car lights.

Access

- 6.21 The existing site access from Churchfield Lane is very constrained with poor visibility towards Huddersfield Road.
- 6.22 The application proposal intends to block off this access point and create a new access to the north of the site off Huddersfield Road.
- 6.23 The benefits of this are an improved access/egress point with good visibility onto Huddersfield Road thereby improving pedestrian and highway safety into and out of the site.

Archaeology

- 6.24 An archaeological desk based assessment was carried out for this site by South Yorkshire Archaeology Service (SYAS) and recommended a further desktop assessment be undertaken.
- 6.25 The applicant instructed ARCUS to carry out a desktop appraisal in March 2009. This appraisal concluded that the site has no known archaeological features and the potential for surviving archaeological features within the site is low. A copy of this report is submitted as part of the supporting documentation for the planning application. On this basis no further work has been undertaken in support of the planning application.

Flood Risk

- 6.26 Following consultation from the Environment Agency, it has been confirmed that they have no records of the site having suffered flooding (see Appendix 1).
- 6.27 The Environment Agency Flood Zone Maps show this site as being within a Flood Risk Zone 1 and therefore there is little or no risk of flooding to this site.
- 6.28 In accordance with PPS25, the application proposal seeks to deal with surface water run off through the sustainable management of rainfall.
- 6.29 Full details of the measures proposed to be used to manage surface water run-off are contained in a separate drainage report (Appendix 2), however a discharge rate for the site has been agreed in principle with Yorkshire Water.
- 6.30 Based on the Environment Agency's response no further work has been undertaken in respect to Flood Risk on this site.

Ecology

- 6.31 An ecological assessment was carried out by Thomson Ecology who undertook an extended Phase 1 habitat survey, plus an external bat scoping of buildings on the site in October 2008.
- 6.32 The report was required to discuss the legal and planning policy issues associated with the proposed development and biodiversity. The methods used in the surveys are consistent with best practice guidelines. The main objective of the surveys was to gather baseline ecological data for the proposed development site.
- 6.33 During the extended Phase 1 habitat survey, the site was found to support semi-natural broadleaved woodland, dense scrub, poor semi-improved grassland, tall ruderal herb, amenity grassland, introduced shrub, species poor intact hedge, buildings and hard standings and rock cliff.
- 6.34 Two of the buildings on site were considered to have medium potential to support roosting bats. A further survey is recommended on these two buildings to establish the presence or likely absence of bats.
- 6.35 Two common bird species were recorded on site and suitable habitat is also present on site to support breeding birds.
- 6.36 The report puts forward a number of recommendations in respect to birds, invasive non native weeds, habitats and flora and bats to ensure that the proposed development is compliant with planning policy and legislation.

- 6.37 The detailed results and recommendations are contained within the Ecological Assessment which accompanies this application, however it is not considered that there are any factors at the present time which would prevent the implementation of the application proposal.

Geo-environmental

- 6.38 Solmek have carried out a geo-environmental study in relation to the site at Darton which accompanies this planning application. The purpose of the desk study is to evaluate the ground conditions of the site based on existing information and to plan the scope of the subsequent investigation.
- 6.39 The report summarises that: the immediate surrounding land has seen residential and industrial activity over time. A sandstone quarry was located to the immediate south, a section of which encroached the southern site boundary. Housing has been constructed to the south, with road networks and earthworks which have taken place in the north and west for construction of the M1. A number of collieries were noted in the vicinity.
- 6.40 The site is likely to be underlain by very thin drift deposits of sandy clay with the solid geology beneath comprising mudstone, sandstone and shale of the Middle Coal Measures.
- 6.41 The report concluded that the site is unlikely to be considered contaminated with regards part IIA of the Environmental Protection Act (1990) and the local authorities contaminated land strategy.
- 6.42 Based on the site walkover, and evidence compiled from historic maps and Envirocheck report, the site has potentially been exposed to minor contamination. Made ground is likely beneath the tarmac/concrete to the west of the site.
- 6.43 Pathways may also exist between the potential contamination in the made ground and human health, vegetation, construction materials and water. The recommended site investigation will provide information to assess these pathways and the risks posed.
- 6.44 Based on the information collated in the desk study, a Phase Two intrusive investigation is recommended. The investigation for the site should comprise a series of small percussive boreholes. It is considered that all the recommendations made within the desk study could be controlled under a suitably worded condition.

Other Planning Merits of the Proposal

Accessibility

- 6.45 As already stated in paragraphs 5.20 – 5.22 the site is situated within close proximity to a number of bus stops along Huddersfield Road and Churchfield Lane which benefit from a regular bus service.
- 6.46 In addition to the bus stops within the vicinity of the site, there is also Darton train station which is approximately 800 metres from the site and links the settlement with Barnsley and to destinations further afield.
- 6.47 The site is also well located to the existing residential development in Darton and is therefore accessible to all members of the community by means other than the private car.

Sustainability

- 6.48 In terms of the sustainability measures that can be implemented as part of the scheme it is worth noting that the site is previously developed land and in a location accessible by existing bus routes and services.
- 6.49 The previously developed nature of the site means that there will be no loss to natural or open land within the Darton and Barnsley areas to facilitate the application proposals. Rather the development proposals seek to make efficient use of this brownfield site, which is currently occupied by buildings which have little architectural merit and due to their siting and design do not make the most efficient and sustainable use of the site.
- 6.50 The application proposal is seeking to achieve a BREEAM excellent rating. A detailed assessment of the sustainability of the proposal is contained in Section 8 of the Design and Access Statement.

Consultation

- 6.51 The applicant, Barnsley Community Solutions, has undertaken extensive public consultation and the application proposal is a direct result of this process.
- 6.52 The main consultees included:
- The clients
 - Staff Groups
 - Barnsley Design Review Panel
 - Patient groups
 - Local community
 - Barnsley Planning and Development Control
 - Other Statutory Bodies
- 6.53 A detailed appraisal of the consultation process is submitted as part of the supporting documentation; however it is considered that the consultation has encompassed the aims of planning for sustainable development as set out in PPS1 paragraphs 40-42.

7.0 Conclusions

- 7.1 This planning statement is written in support of a planning application for primary health care facilities, community facilities and new Council offices submitted on behalf of Barnsley Community Solutions.
- 7.2 The site currently contains the existing Council offices at Darton and these will be temporarily relocated during the construction of the proposed new buildings.
- 7.3 The site is located at the junction of Huddersfield Road and Churchfield Lane, Darton which is considered to be a well located accessible settlement within the Borough of Barnsley.
- 7.4 The application proposal will provide high quality enhanced health care and community facilities that have been designed to a high standard and meets the functional needs of the end users.
- 7.5 The development is aiming to achieve a BREEAM excellent rating which will ensure that the application proposal makes a positive contribution to the environment both during the construction phase and for the life of the development.
- 7.6 The application proposal has improved the access and egress to the site which will provide improved levels of highway and pedestrian safety.
- 7.7 Although the site potentially has a number of constraints, most notably in relation to trees and topography, it is considered that the mitigation proposed will overcome any potential harmful impacts in relation to these particular issues.
- 7.8 The development will represent a sustainable and inclusive development making the most efficient use of this parcel of previously developed land and incorporating features into the design of the development that will minimise the carbon footprint of this particular site.
- 7.9 It is therefore considered that planning permission should be granted for this development proposal.

Appendix 1

Yours sincerely

CBeech

**CHERYL BEECH
EXTERNAL RELATIONS OFFICER**

Encs

Phoenix House, Global Avenue, Leeds, LS11 8PG
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

VAT No: 662 4901 34

Flood Risk Data & Mapping

The Flood Map

Please see the enclosed extract from our Flood Map.

What is the Flood Map?

The Flood Map is a new multi-layered map which provides information on flooding from rivers and the sea for England and Wales. The Flood Map also has information on flood defences and the areas benefiting from those flood defences.

The Flood Map consists of the following layers of information:

1. Flood Zone 3: flooding from rivers or sea without defences - the natural flood plain area that could be affected in the event of flooding from rivers and the sea.
 - For flooding from rivers the map indicates the extent of a flood with a 1% (1 in 100) chance of happening each year;
 - For flooding from the sea the map shows the extent of a flood with a 0.5% (1 in 200) chance of happening each year.
2. Flood Zone 2: extent of extreme flood - the extent of a flood with a 0.1% (1 in 1000) chance of happening each year.
3. Flood defences built in the last five years to protect against river floods with a 1% (1 in 100) chance of happening each year, together with some, but not all, older defences and defences which protect against smaller floods.
4. Areas benefiting from flood defences - areas that benefit from the flood defences shown, in the event of a river flood with a 1% (1 in 100) chance of happening each year, or a flood from the sea with a 0.5% (1 in 200) chance of happening each year. If the defences were not there, these areas would flood.

Flood History

See the enclosed map showing the flood history for Athersley and Darton. The extent of flooding, and/or flood level information is only shown for those watercourses surveyed after the flood event. Other flooding may have occurred which is not shown. This is the best information currently available.

To the best of our knowledge there is no known flood history at the locations provided in Great Houghton or Hoyland site. For local drainage information please contact your water utility company and your local council.

Modelling

We do not have any modelling information at these locations.

This information is provided subject to the enclosed notice which you should read.

Phoenix House, Global Avenue, Leeds, LS11 8PG
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

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(Standard Notice – Commercial)**

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3. The Information has not been prepared to meet your or anyone else's individual requirements. It is your responsibility to ensure that the Information meets your needs.
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7. If you have asked for the Information to be supplied in an electronic format we cannot guarantee that either the disk or the data file is free of any defects and you should check it for viruses and other items that may affect your computer.
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 - a) you ensure that all copies are attributed to the Environment Agency;
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11. Please contact us if you need permission for any other use.

It is important that you also read any additional information or warning we give you about specific Information.



Environment Agency

www.environment-agency.gov.uk

General Enquiries: 08708 506 506

General Enquiries (Minicom): 08702 422 549

Flood Extent and Flood Levels - Information

The extent of flooding is only shown for those watercourses surveyed after the flood event. Other flooding may have occurred which is not shown. This is the best information currently available.

**Flooding History:
Flood Levels &
Flood Extents**

Legend

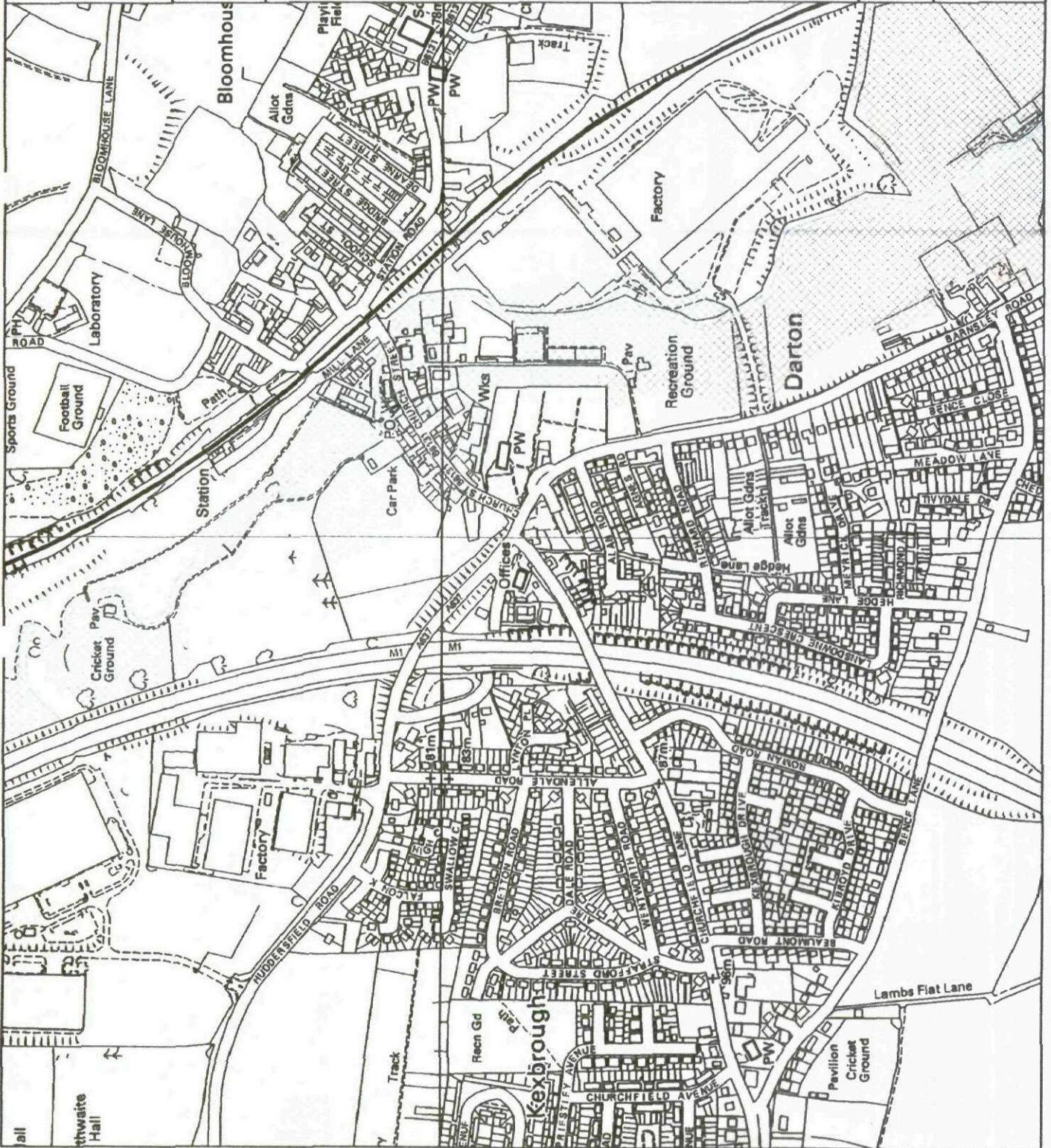
-  June 2007 Flood Event Extent
-  River Rother 1958 Flood Event Flood Extent
-  Autumn 2000 Flood Event Flood Extent

25/09/2008

Scale: 1:5,000
when reproduced @ A3

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Appendix 2



BARNESLEY LIFT T3. CHURCHFIELD LANE DARTON, BARNESLEY FLOOD RISK STATEMENT

- Scope** This preliminary statement assesses the likely level of flood risk of an area of land proposed for development of a Primary Care centre at Churchfield Lane, Darton Bamsley.
- The assessment is based upon Environment Agency website flood risk mapping, Environment Agency Flood Consultation Letter, dated 28 September 2008 together with a site walkover. The statement and any further relevant information will form part of the application for Planning Consent.
- The assessment is prepared with reference to the following documents:
- Walkover Survey.
 - Environment Agency flood map.
 - Environment Agency Flood Consultation Letter, dated 28 September 2008
 - Desk Study Report Solmek S80821.
 - Aerial views.
 - Planning Policy Statement 25 "Development and Flood Risk"
 - FRA Guidance Note 1
- The Site** The site is situated at the junction of Huddersfield Road and Churchfield Lane, Darton. There are existing buildings (Council Offices), hard surfaced and unsurfaced (grass) areas.
- The elevation of the site (AOD) varies from 66.5m approx in the east to 74.5m in the west.
- From the site the land slopes in a north easterly direction to the river Dearne, some 280m distant. A spot height at the Dearne Bridge is 61.0m AOD.
- EA Flood Map** The site is situated in flood zone 1, defined in PPS 25 as land assessed as having less than 1:1000 annual probability of river or sea flooding in any year (<0.1%)
- Flood Sources** The River Dearne is a known source of severe flooding affecting parts of the village of Darton (2007). It is expected the Agency will confirm the maximum flood levels to have occurred within the flood plain of the River Dearne indicated as flood zone 3 on the flood map. The maximum flood levels are expected to be at least 4m lower than the lowest site level.
- Site Drainage** The scope of this assessment does not cover analysis of the existing site drainage. However evidence suggests the existing hard site is positively drained to sewers. The redevelopment will allow improvements to the peak run-off, by the most appropriate sustainable means such as attenuation and/or infiltration.
- Conclusions** This initial assessment leads to the following conclusions:
1. The site lies within flood zone 1 as defined by PPS25.
 2. The site is less than 1 hectare.
 3. The site is not at risk from the nearby source of historical flooding.
 4. The development will not create additional risk as run-off will be managed in accordance with the policy of the land drainage authority.
 5. In the event of further flooding to the east of the site, access from and egress to higher land in the west is secure.



BARNLEY LIFT T3, HEALTH CENTRE
HUDDERSFIELD ROAD, DARTON

STATEMENT ON DRAINAGE STRATEGY

Consultation

The following statement is based upon the pre-planning enquiry response from Yorkshire Water, dated 3 December 2008, and the sewer plans attached thereto.

Public Sewers

There are 225 public combined sewers within the site adjacent to Huddersfield Road. No buildings will be erected or trees planted within 5 metres of these sewers. The sewer will not be diverted and will remain the responsibility of Yorkshire Water.

Private Sewers

New private sewers will be provided within the site with separate systems for foul and surface water.

Foul Water

Foul water will discharge to the 225 sewer within the site, as YW requirement.

Surface Water

Surface water from the site will be discharged to the 225mm public surface water sewer. Off site flows will be restricted by on-site storage, (or similar means in accordance with SUDS objectives). Discharge limits will meet the following parameters:

- A 30% reduction in peak flows calculated from previous development.
- 30 year storm +20% climate change, no surcharge.
- 100 year storm+20% climate change, surcharge contained within site.

Sustainable Drainage

Soil conditions are reported in the geoenvironmental investigation. The underlying rock is likely to be practically impermeable. This will not permit the design of a practical or reliable infiltration drainage system.

Flood Risk

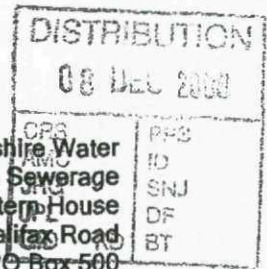
The site is not considered to be at risk from flooding, refer to attached Flood Statement.

Phil Marrows

JRG.



YorkshireWater



Yorkshire Water
New Development Team Sewerage
Western House
Halifax Road
PO Box 500
Bradford
BD6 2LZ

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WAKEFIELD
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Tel: (0845)1242424
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Email:
Planning.Sewerage@yorkshirewater.co.uk

Your Ref: 4674/privateutilities//PM/KB
Our Ref: J010002 /ndt-sew/peh

For telephone enquiries ring:
Philip Hoffmann on (0845)1242424

3rd December 2008

Dear Sir,

Land at Huddersfield Road, Darton, Barnsley - Pre-Planning Sewerage Enquiry - Primary Care Centre

Thank you for your letter of 25th November 2008 and remittance. Our official VAT receipt will follow under separate cover. Please find enclosed a complimentary extract from the Statutory Sewer Map. This indicates the recorded position of the public sewers. The following comments reflect our view, with regard to the public sewer network only, based on a 'desk top' study of the site:

There are 225mm and 300mm diameter public combined sewers recorded crossing the site. No buildings are to be erected within 3 (three) metres, nor trees planted within 5 (five) metres of these public sewers. It may not be acceptable to raise or lower ground levels over the sewers, nor to restrict access to the manholes on the sewers. If you wish to have these sewers diverted under Section 185 of the Water Industry Act 1991 an application should be made in writing. To discuss this matter, please telephone 0845 124 24 24. It is understood that there is also a highway drain, parallel and close to the above public sewers, crossing the site.

Development of the site should take place with separate systems for foul and surface water drainage. The separate system should preferably extend to the public sewer.

Foul water should discharge to the 225mm diameter public combined sewers recorded within/adjacent to the site.

Foul water from kitchens and/or food preparation areas of any restaurants and/or canteens etc. must pass through a fat and grease trap of adequate design before any discharge to the public sewer network.

Under the provisions of section 111 of the Water Industry Act 1991 it is unlawful to pass into any public sewer (or into any drain or private sewer communicating with the public sewer network) any items likely to cause damage to the public sewer network interfere with the free flow of its contents or affect the treatment and disposal of its contents. Amongst other things this includes fat, oil, nappies, bandages, syringes, medicines, sanitary towels and incontinence pants. Contravention of the provisions of section 111 is a criminal offence.

The developer's attention is drawn to Requirement H3 of the Building Regulations 2000. This establishes a preferred hierarchy for surface water disposal. Consideration should firstly be given to discharge to soakaway, infiltration system and watercourse in that priority order.



Sustainable Drainage Systems (SUDS), for example the use of soakaways and/or permeable hardstanding etc., may be a suitable solution for surface water disposal appropriate in this situation. You are advised to seek comments on the suitability of SUDS in this instance from the appropriate authorities.

The local public sewer network does not have capacity to accept an unrestricted discharge of surface water from the proposal site. The developer is advised to contact the Environment Agency/local Land Drainage Authority with a view to establishing a suitable watercourse, if any nearby, for discharge.

The existing public sewers to which surface water from the site may discharge will have a problem accommodating the anticipated run-off. To prevent overloading of the existing public sewers, a storage tank - or some other means of flow attenuation - will be required to control the rate of discharge of surface water.

Surface water discharges to the public sewer will be restricted to the level of run-off - i.e. same rate of discharge - to that from the existing use of the site. To maintain the "status quo" in the public sewer network, any discharge of surface water from the site should take place with similar rates of flow and/or measured areas discharging to similar points of connection to that of the existing use of the site. You will need to demonstrate positive drainage to the public sewer to Yorkshire Water by means of investigation and calculation carried out at your expense.

To do this, Yorkshire Water requires to see previous drainage layouts with pipe sizes, gradients and connection points, proposed drainage layouts with pipe sizes, gradients and connection points, measured impermeable areas of the previous use of site and the proposed use of site, along with the calculations that show the previous discharge rate from the site to the public sewer and the proposed discharge rate from the site to the public sewer. Failing this, the surface water discharge from the site to be restricted to not greater than 5 (five) litres/second.

Please note further restrictions on surface water disposal from the site may be imposed by other parties. You are strongly advised to seek advice/comments from the local Planning Authority/Environment Agency/Land Drainage Authority/, with regard to surface water disposal from the site.

Surface water run-off from communal parking (greater than 800 sq metres or more than 50 car parking spaces) and hardstanding must pass through an oil, petrol and grit interceptor/separator of adequate design before any discharge to the public sewer network. Roof water should not pass through the traditional 'stage' or full retention type of interceptor/separator. It is good drainage practice for any interceptor/separator to be located upstream of any on-site balancing, storage or other means of flow attenuation that may be required.

The public sewer network is for domestic sewage purposes. This generally means foul water for domestic purposes and, where a suitable surface water or combined sewer is available, surface water from the roofs of buildings together with surface water from paved areas of land appurtenant to those buildings. Land and highway drainage have no right of connection to the public sewer network. Land drainage will not be allowed into a public sewer. Highway drainage, however, may be accepted under certain circumstances; for instance, if SUDS are not a viable option and there is no highway drain available and if capacity is available within the public sewer network. In this event, the developer will be required to enter into a formal agreement with Yorkshire Water Services under Section 115 Water Industry Act 1991 to discharge non-domestic flows into the public sewer network.

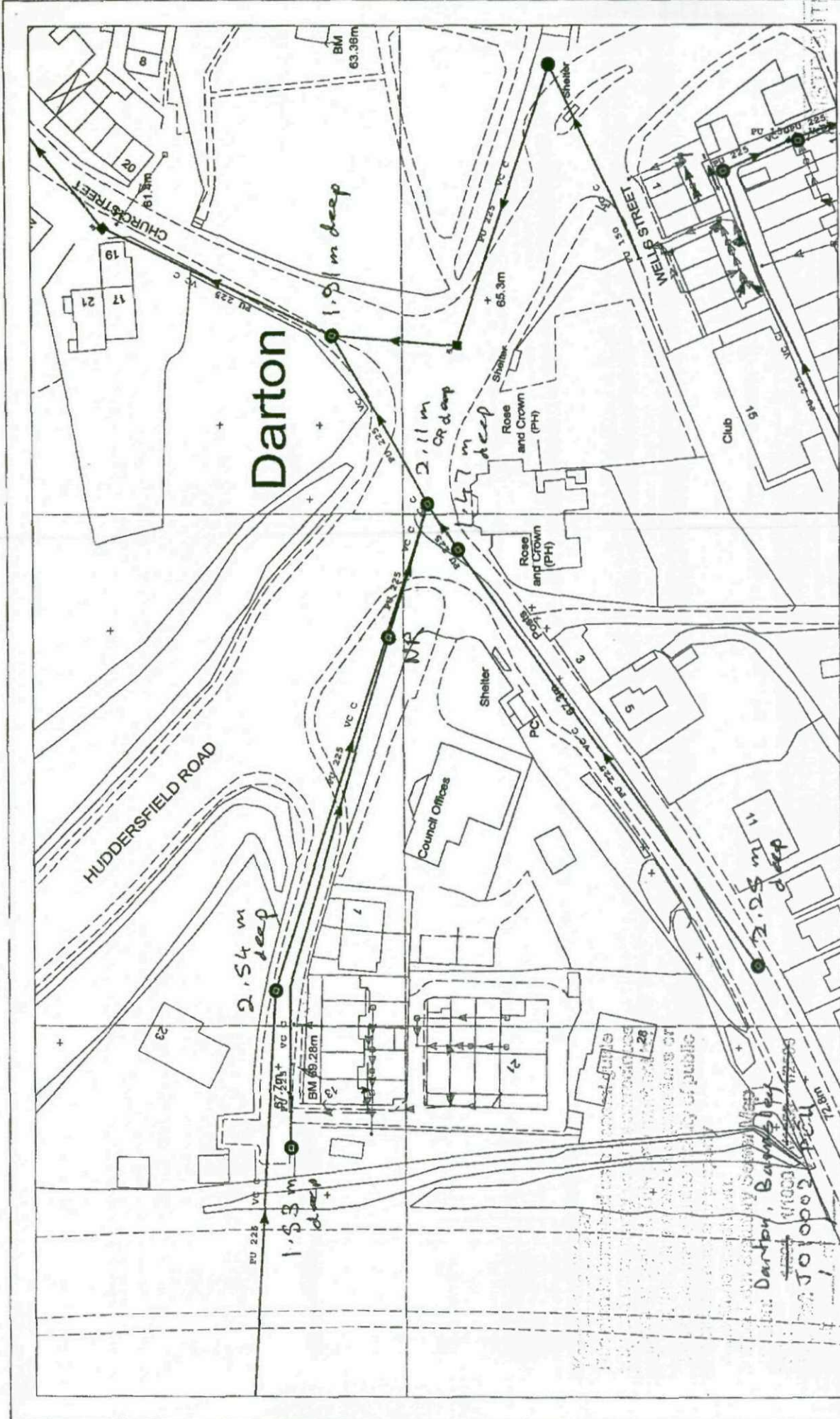
Any new connection to an existing public sewer will require the approval of Yorkshire Water. You may obtain an application form by telephoning 0845 124 24 24.

All the above comments are based upon the information and records available at the present time. The information contained in this letter together with that shown on any extract from the Statutory Sewer Map that may be enclosed is believed to be correct and is supplied in good faith. Please note that capacity in the public sewer network is not reserved for specific future development. It is used up on a 'first come, first served' basis. You should visit the site and establish the line and level of any public sewers affecting your proposals before the commencement of any design work.

Yours faithfully

A handwritten signature in black ink, appearing to be 'R. E. Johnson', written over the typed name. The signature is fluid and cursive, extending to the right with a long horizontal stroke.

New Development Team



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Date Requested : 03/12/2008, 15:28:27
 Date Generated : 03/12/2008, 15:28:45
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NR - No recorded depth.

UPN: Undefined
 Originator: P Hoffman, New Development :

Darton, Barnsley
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