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Land off Cross Street, Monk Bretton, Barnsley

Sustainability Statement for a Full Planning Application for 95 Dwellings

On behalf of

Bellway Homes Ltd (Yorkshire Division)

On behalf of

Prepared by

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Appendix 1: NHBC Planning Design Summary

1.0 Introduction and Description of Proposed Development

1.1 This Sustainability Statement has been prepared on behalf of Bellway Homes Ltd to support full planning application for 95 dwellings at Cross Street, Monk Bretton, Barnsley.

1.2 The application site is approximately 3.5 hectares (8.6 acres) and is a greenfield site that has been used for agricultural purposes. A small part of the site is occupied by a bungalow with associated residential curtilage. The site slopes up to the western boundary where it is in an elevated position with extensive views towards Barnsley Town Centre. There is a dilapidated stone wall within the site that defines the two agricultural fields. Vehicular access onto the site can currently be taken from Cross Street in the eastern corner of the site.

1.3 The site is located to the south and west of Monk Bretton Cricket Club with a covered reservoir further north and cemetery to the south. There are residential properties adjacent to the site on Cross Street and Dovecote Mews to the east with more residential properties at the bottom of the bank on the western boundary of the site. The wider surrounding area is predominantly residential in character containing a mix in styles of property. In addition there is a church, community centre, social club, pub and retail premises in the locality.

1.4 This Statement accompanies a full planning application for a residential development of 95 dwellings. The development proposes a mix of 2, 3 and 4 bedroom properties ranging from detached, semi-detached and terraces. With the exception of one bungalow all the properties are two-storeys in height. The existing bungalow at 30 Cross Street is to be demolished.

1.5 This statement has been prepared in response to the requirements of Core Strategy Policies CSP1, CSP2 and CSP5.

2.0 Sustainability Appraisal

2.1 The Bellway Group have the following sustainability objectives that stem from their core business objectives:

Responsibility
Recognising that we have responsibilities to both limit damage and to enhance the environment, our managers are given the responsibility for integrating environmental best practice into everyday business processes.

Environment
We aim to minimise harmful effects upon the environment and where possible use sustainable resources to seek environmental improvements, concentrating on where there is most room for improvement.

Stewardship
We will conduct our business to ensure that developments realise commercial returns in an environmentally responsible and sustainable manner.

Performance
We meet, as a minimum, with legislation and associated codes and, where possible, aim to exceed these performance targets.

2.2 The objectives above are met by adhering to the Bellway Group Environmental Policy that includes the following key objectives:

- Minimise any deleterious effects on the environment and, where possible, to seek environmental enhancements, concentrating on areas where there is most room for improvement.
- Aim to meet and, where practicable, exceed all relevant environmental legislation and regulations.
- Improve our environmental performance.
- Set specific environmental objectives and targets and periodically review progress on these targets.
- Ensure that Bellway's environmental aims and their importance are communicated throughout the Group, including appropriate subcontractors and suppliers, and that a copy of the policy is displayed on each site.
- To consider the role that Bellway can play in helping to contribute to the principles of sustainable development within the UK.
- Recognise and respond to the challenge and opportunities that are presented by climate change.

2.3 In addition, the Group have identified a number of specific priority areas including:

- Consider the environmental implications in the selection and procurement of land for development, including implications for biodiversity and sustainable development.
- Meet and where possible exceed government targets for the development of brownfield land.

- Influence the design of sites, housing, and fittings to minimise the effects on the natural and built environment.
- Provide environmental benefits and minimising nuisance arising from construction activities and preventing pollution on development sites.
- Consider environmental issues within our corporate functions and everyday decision making process.

2.4 From the information provided above it is clear that Bellway take their role in delivering sustainability very seriously at all levels of the businesses. The development of the Cross Street site is considered to meet the policies and objectives highlighted above.

2.5 The application site is located in a sustainable urban location with access to a wide range of goods and services within easy walking distance.

Access to Local Shops and Services

2.6 The application site is within close proximity to a range of local shops and services including schools, doctors, convenience shops, pub, church and the community centre.

Public Transport Accessibility

2.7 There are existing buses which pass along Cross Street with the nearest bus stops located to the south of the proposed site access c.250m from the centre of the site.

2.8 Bus number 31, 57, 59 and 59A all provide a direct connection from the site to the surrounding towns and villages including Barnsley town centre. These buses have a combined service frequency of seven buses per hour Monday to Saturday during the daytime, four in the evenings and one on Sundays. Further bus and rail services are available from Barnsley Interchange which is located within Barnsley town centre. Bus number 59 also provides a direct route into Wakefield city centre.

2.9 Barnsley Interchange is a combined bus and railway station located on Schwabisch Gmund Way in Barnsley town centre, c.1.8m from the centre of the site, within the recommended 2.0km walking distance and is also accessible via cycle and bus. The station has a car park with 76 parking spaces, 24 sheltered cycle storage spaces and a taxi rank. Services run between Sheffield and Leeds, Leeds and Nottingham and Sheffield and Huddersfield, each of which run every 30 minutes during the day.

Sustainable Communities

2.10 The proposed development improves the local environment and helps to mitigate the effects of declining environmental quality through positive design. The scheme recognises that economic development can deliver environmental and sustainable benefits.

2.11 The proposed development enhances the local environmental to secure a better quality of life for the community as a whole. The scheme aims to create a community which is inclusive, healthy, safe and crime free. This will be in part achieved by the inclusion of 4,300m² of public open space within the scheme that will allow residents to exercise and meet together.

2.12 The scheme provides improved access for all by ensuring that new development is located where everyone can access services or facilities on foot, bicycle or public transport rather than having to rely on access by car.

Sustainable Construction

2.13 The proposed development is to be detailed and constructed to Building Regulation Requirements with a view to reducing the CO2 footprint of the proposals. The NHBC Planning Design Summary provided at Appendix 1 shows the following:

- Part L1a 2010 Target Emissions for the development – 178,830 kgs of CO2 per year
- Baseline Emissions (proposed specification) – 168,205 kgs CO2 per year
- All dwellings comply with Part L1a 2010 with a margin of between 4% to 8%

2.14 The materials used in any development can have an important influence on sustainability. It is important to consider the source of the materials and the energy used in both their manufacture and transportation. Locally sourced materials will be used where this is feasible to reduce transportation costs.

3.0 Conclusion

3.1 The proposed development is located in a sustainable location close to local amenities and with good access to public transport facilities. The mix of housing type, site layout and inclusion of large areas of public open space with allow the scheme to create a balanced mixed community that will integrate with the existing residents. Furthermore the detailed construction has been shown to exceed current building regulations with regard to CO2 emissions. On the basis of the above the scheme complies with the principles of the NPPF and relevant Core Strategy policies.