



PLANNING SUPPORT STATEMENT

**OUTLINE PLANNING APPLICATION FOR ERECTION
OF A HOSPITAL FOR THE PROVISION OF CHILD
AND ADOLESCENT MENTAL HEALTH SERVICES
(CAMHS) (RESUBMISSION OF PREVIOUSLY
APPROVED SCHEME)**

**SHORTWOOD BUSINESS PARK, BARNSLEY, SOUTH
YORKSHIRE**

**BROOKFIELD CONSULTANTS LTD &
NEW DAWN HEALTHCARE GROUP**

JUNE 2016

CORE DOCUMENT

CONTENTS

1.0 INTRODUCTION

2.0 THE APPLICATION AND BACKGROUND

2.1 The Application

2.2 The Proposed Service

2.3 The Site

2.4 Employment and Training

2.5 Need for a Safe and Enclosed Environment

2.6 Summary

3.0 PLANNING HISTORY

4.0 PLANNING POLICY

4.1 Central Government Policy Advice – The NPPF

4.2 Local Planning Policy

5.0 THE ISSUES

5.1 The Development Plan

5.2 Other Material Considerations

5.2.1 A National Facility

5.2.2 Employment Generation

5.2.3 Location

5.2.4 Sustainability

5.2.5 Noise

5.2.6 Landscaping

5.2.7 Contamination

5.2.8 Highways/Green Travel Plan

5.2.9 Drainage

5.2.10 Planning History

6.0 CONCLUSION AND BENEFITS OF THE SCHEME

1.0 INTRODUCTION

The proposal which forms the subject of this outline application for planning permission is for the development of a Hospital for the provision of Child and Adolescent Mental Health Services on an area of vacant and unused land at Shortwood Business Park, Barnsley. It will be noted that whilst the application is submitted in outline, matters of access; appearance; layout; and scale are for consideration at this stage.

It will be noted that the site has a lengthy planning history. This submission is a replication of the previously approved scheme. The previous owner and developer went into Receivership and the site was sold on the open market. The new owners now wishes to proceed with the scheme as previously approved.

The scheme, which is submitted in outline, is for the development of a specialist hospital, the design of which derives from the function and purpose of the hospital. The proposal will incorporate extensive landscaped and open areas around the proposed buildings.

Prior to the submission of this application, brief discussions were held with the Council's planning officers, Joe Jenkinson and Steve Kirkham. Historically there is support for the proposal from Barnsley Metropolitan Borough Council's Development Agency. It is understood that the Agency acknowledges that this care facility will be a major boost for the area, and will result in the generation of both general and specialist employment opportunities.

The principal aim remains as with the previous proposal to develop a high quality and sympathetic proposal which will be of benefit to the care of patients and, at the same time, achieve a high quality aesthetic design which will sit well in the landscape.

The following supporting documents/information is also submitted with the application:-

1. Full Plans and Details (as previously approved);
2. Design & Access Statement (updated) - Townsend Planning Consultants;
3. Noise Report (as previously submitted);
4. Contamination Report – (as previously submitted);
5. Highways Report (updated) – PAH Consultants now called Paragon Highways;
6. Green Travel Plan (updated) – PAH Consultants now called Paragon Highways;
7. Drainage Report (as previously submitted);
8. Background Report – New Dawn Health Group.

It is considered that this Planning Support Statement, together with the accompanying reports and plans, clearly demonstrates to the Council that the proposal accords with planning policy and, when judged against this and all material considerations, it is clearly the case that planning permission should be granted for the comprehensive development proposals for a specialist hospital at the site.

This statement proceeds to give details of the applicant, the site and the proposal. Relevant planning policy and central government advice in the form of Planning Policy Guidance Notes are then discussed. The issues that the proposal raises are also examined and finally the conclusion reached that planning permission should be granted for the proposal to proceed. Nevertheless, the applicants remain willing to discuss all aspects of this proposal with the Council.

2.0 THE APPLICATION & BACKGROUND

2.1 The Applicant

The Executive and Clinical Teams have developed, over a period of 25 years, a number of major nationally recognised specialist centres for health and education of individuals with special needs including the facilities now operated by the New Dawn Health Group.

New Dawn and the executives associated with this proposal have developed specialist services in the provision of psychiatric care and education, including the following:-

- (i) AALPS College opened in Roxby, near Scunthorpe in North Lincolnshire in 2001. This facility provides an innovative transitional service preparing young people with complex autism for a fulfilling adult life.
- (ii) AALPS College, Midlands, near Worcester, opened in April 2006. This is the second regional AALPS Service.
- (iii) Cruckton Hall School, near Shrewsbury, Shropshire, is an established residential special school that has developed a nationally-recognised specialism in services for boys with Asperger's Syndrome in the high-performing range.
- (iv) New Options School, Barton-on-Humber, North Lincolnshire, which is an innovative residential school model for children with complex autism.
- (v) New Options School, Holywell, Flintshire, North Wales provides a second regional centre based on the Barton model.
- (vi) New Options School, Higford, Shropshire. A further development of the New Options model for children and young adults with Autistic Spectrum Disorders and specific additional difficulties with communications, social skills and integration.
- (vii) Handsworth, Birmingham. A specialist rehabilitation centre for women with acute mental illness.

- (viii) Manchester. Specialist mental health service for children and adolescents with acute mental illness.

They have also held Executive positions within statutory and not-for-profit N.G.O's including The National Autistic Society as Executive Principal at the Robert Ogden School, Thurnscoe, South Yorkshire and its associated sites at Hoyland House, Silkstone, Barnsley and Benson House, Wombwell,

The function of the facilities to be provided at the proposed hospital is to accommodate children and adolescents with a mental illness including individuals with Autistic Spectrum Disorders who have specific difficulties with regard to communication, imagination and social skills. In recent years understanding of the nature of these problems has greatly increased, together with the potential for assisting those affected. At the same time, rates of diagnosis have increased tenfold between the 1970s and 1990s.

The proposed CAMHS Hospital meets a regional and national identified need for services for individuals across the country whose complex needs are complicated by additional learning, sensory or other disabilities. This supra-regional service is required because there is no existing service that can adequately meet the needs of this group, with the result that individuals are subject to regular moves between services, which only exacerbates their problems. The Company has a track record in the provision of excellent services for children and young people, based on a Pathway approach known as the Lifelong Support Programme, which provides continuity of approach as individuals develop their capacity for independence and infinitely flexible programmes which respond to their varying needs over time.

Background on Mental Health Services in South Yorkshire

Yorkshire and the surrounding area of Lincolnshire and North Nottinghamshire have a history of underinvestment in mental health provision across several specialist groups, but in particular Tier 4 CAMHS.

Therefore, there is a significant need and demand for additional specialist mental health services for children and young people in both Yorkshire and the East Midlands. The Royal College of Psychiatrists (RCP), based on Kurtz et al, 1996 recommended between 20 to 40 CAMHS beds per million of the population. In an article entitled 'Tier 4 CAMHS – Inpatient Care, Day Services & Alternatives: An Overview of Tier 4 CAMHS Provision in the UK, McDougall et al. recommended that between 16 and 24 beds are required per million of the population for adolescents. Using these figures and the Department of Health statistics on current population per PCT area the total current and required number of beds per area is calculated as follows:

Area	No. Beds based on 16-24 per million	No. Beds based on 20-40 per million	Actual Current Bed Numbers
East Midlands	55 to 82	69 to 136	36
Yorkshire	102 to 153	108 to 214	39
North East	39 to 58	48 to 97	76
North Wales	10 to 16	13 to 27	15
North West	109 to 164	136 to 273	160
West Midlands	85 to 128	106 to 212	105

East Midlands and Yorkshire and Humber are two regions in Northern England where bed numbers remain significantly below the required level. As a result, many young people have to travel out of region to access services in other areas at present, causing

additional distress and disruption to them and their families.

2.2 The Proposed Service

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The proposed CAMHS Hospital meets a regional and national identified need for services for individuals across the country whose needs are complicated by additional learning, sensory or other disabilities. This supra-regional service is required because there is no existing service that can adequately meet the needs of this group, with the result that individuals are subject to regular moves between services, which only exacerbates their problems. The Company has a track record in the provision of excellent services for children and young people, based on a Pathway approach known as the Lifelong Support Programme, which provides continuity of approach as individuals develop their capacity for independence and infinitely flexible programmes which respond to their varying needs over time.

The proposal is to provide generic acute mental health units for young people with conditions such as Depression, Bipolar Disorder, Psychosis, Eating Disorders, Complex PTSD / Severe Self-harm and complex neurodevelopmental presentations including ADHD (Attention Deficit Hyperactivity Disorder) and ASC (Autism Spectrum Condition). No specialist Eating Disorder provision or secure mental health units for young people

exists at all at present in either the East Midlands or Yorkshire and Humber. The specific and specialist ASC service would be the first in the country, to our knowledge. It is also planned to provide specialist services for young people with significant Learning Disabilities (LD) and Mental Illness, as these services are currently only provided nationally in Newcastle and Birmingham.

No existing service nationally, either in the NHS or independent sector, offers the range of inpatient child mental health facilities proposed in this development within one campus. Research and innovation will form a key role within the centre. Academic and university links already exist and will be developed to ensure that the centre develops a reputation for ground-breaking research and innovation as well as excellent practice. As such, the range of expertise within this one site will be unparalleled in the UK and this will be a truly national centre of expertise in developmental mental health.

2.3 The Site

The subject site extends to some 10 acres or thereabouts and is situated at Shortwood Business Park, Barnsley. It is ideally located close to the national motorway network and is reasonably close to two Regional Airports and the national rail network. These are prerequisites to the provision of such a national facility.

The proposed New Dawn Hospital is a flagship project which will provide exceptional facilities. It will provide specialised individual programmes of care and support, delivered by leading professionals, within an environment specifically designed to enhance individual development and provide high levels of comfort and normality. Offering a range of services to those requiring residential and domiciliary care, together with some day care, the hospital will strive to be a national centre of excellence.

The Hospital will be registered as an Independent Hospital providing services for children and adolescents with a mental health condition within standards set by the Care Quality Commission, in line with National Standards.

The scheme has been designed to focus on the provision of high quality accommodation in an environment which can be adapted and developed to provide appropriate levels of living space.

The scheme will provide extensively landscaped grounds which will offer opportunities for occupation, recreation and learning, together with space for therapeutic and clinical support. The aim of New Dawn is that Shortwood will be the most innovative Specialist Hospital in the UK.

2.4 Employment and Training

Whilst it is acknowledged that some specialist recruitment will need to take place outside the area, the proposal will generate several hundred jobs at all levels through to senior professional and managerial. There will be opportunities for new entrants to the sector to train and progress through a career structure. In the longer term, the facility will provide an opportunity for local training, the acquisition of specialist skills and will assist in the diversification of the local workforce.

The workforce required will include:-

- (i) Consultant Psychiatrist with a specialism in CAMHS
- (ii) Clinical Psychologist.
- (iii) Occupational Therapist.
- (iv) Speech and Language Therapist.

- (v) Assistant Clinical Psychologists.
- (vi) Specialist Therapeutic Support – including part-time input from external specialists.
- (vii) Qualified Nurse Specialist.
- (viii) Qualified Nurses (RMN).
- (ix) Qualified Nurses (RNMH).
- (x) Senior and basic grade Support Workers.
- (xi) Administrative Support team, covering finance, human resources and general administration.
- (xii) General support team, including Catering, Domestic, Maintenance and Grounds Staff. Some senior roles may be created within these areas to supervise work experience opportunities for patients as part of their individual programmes.
- (xiii) Educational Specialist.
- (xix) Senior Management Team.

The Company will develop links with the Development Agency to ensure the adoption of a coordinated approach to recruitment and training initiatives.

The proposal will include a significant investment in the training of staff, both initially and ongoing, with the following objectives:-

- (i) Provide specialist care and support staff to meet day-to-day needs;
- (ii) Provide specialist staff to meet medical needs;
- (iii) Provide and attract top consultant and research staff to push out the limits of knowledge on Autism Spectrum Conditions and their treatment.

Care and support staff will be encouraged to develop their qualifications to NVQ Level 4. Other staff groups will be supported to achieve appropriate equivalent qualifications in their own areas.

Nursing staff will be fully supported in their continuing professional development.

All staff working directly with patients will receive Specialist Autism training, including regular refresher sessions.

Training will be organised and quality-assured by the Company.

The Company recognises the impact that the addition of a new service will have on a sector in which there is a growing demand for staff. As a result, the Company undertakes to work with the local authority and other partners to minimise the impact of Shortwood on existing services, and to work to enhance the region's profile as an employer within the health and social care sector.

2.5 Need for a Safe and Enclosed Environment

The client group for this service has complex mental health needs which affect their social and independent living skills. The lack of these skills contributes to the high level of vulnerability of these individuals who often have little or no sense of personal danger and find the world chaotic and confusing.

This means that their personal vulnerability is similar to that of a small child. They are assisted to achieve greater self-reliance and independence through an individually-assessed programme of life-skills instruction and support, for which they need a safe, calm and structured environment, free from distractions and unexpected events. In such safe conditions they have the opportunity to practice routines and build the self-confidence which will lead to long-term improvements in their quality of life.

Thus a safe, quiet and private environment is essential, with clear physical boundaries in

place. This gives individuals a sense of personal security, protects them from unplanned intrusions from outside and protects them from harm should they become anxious or confused and wander off.

The provision of an enclosed environment with peripheral integrity is designed to prevent harm to these vulnerable individuals until they have the opportunity to develop a sense of personal danger and operate independently in the wider community.

The level of security required is similar to that of a mainstream primary school, where the level of vulnerability is roughly equivalent. Both groups need to be protected from the potential consequences of their own ill-considered actions and, occasionally, those of others who might take advantage of their naivety.

2.6 Summary

The application as submitted and as shown on the submitted plans will reflect accurately the functional form of the design. This design has been developed to reflect:

1. The function of the site;
2. The relationship between the built and landscaped form;
3. The topographical constraints; and
4. The need to provide a high quality scheme.

The proposal will meet regional and national need and, at the same time, provide important job opportunities for people residing in the District.

It is understood from previous discussions with Barnsley Council's Development Agency that the level of job creation for the proposed use (which exceeds 350 employees) will be

greater than would be expected if the site was used for B1, B2 and B8 uses.

3.0 PLANNING HISTORY

Planning permission for an autism hospital was granted by the Council on the 20th July 2007 (application No 2007/0760). Following that Reserved Matters was approved on the 4th April 2008 (application No 2008/0157). Also of note is that a further application for variation of condition No 28 attached to the original outline permission was also granted planning permission by the Council on the 29th April 2009 (application 2009/0140).

4.0 PLANNING POLICY

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination with the development plan unless material considerations dictate otherwise. The National Planning Policy Framework also advises of a presumption in favour of development which accords with the Development Plan. The importance of the statutory Development Plan in the decision making process necessitates an examination of the relationship between the policies and proposals of the Plan and to Government Guidance.

4.1 Central Government Policy Advice

It is considered that the following central government policy advice in the form of planning policy guidance notes is relevant to the consideration of this proposal:-

4.1.1 National Planning Policy Framework

In the ministerial forward to the NPPF it states:-

“So sustainable development is about positive growth – making economic, environmental and social projects for this and future generations.

The planning system is about helping make this happen.

Development that is sustainable should go ahead without delay – presumption in favour of sustainable development that is the basis for every plan, and every decision.”

Paragraph 6 of the advice states:-

“The purpose of the planning system is to contribute to the achievement of sustainable development.”

Para 7 sets out that there are three dimensions to sustainable development – economic, social and environmental.

In terms of the economic role, it is defined as ***“contributing to building a strong, responsive and competitive economy...”***

In the social role, it is about ***“supporting strong, vibrant and healthy communities.”***

In the environmental role, it is ***“contributing to protecting and enhancing the national built and historic environment.”***

At para 14 it states:-

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan making and decision taking...”

For decision taking this means...

- ***Approving development proposals that accord with the development plan without delay.”***

Para 17 sets out a number of core planning principles which include:

- ***“...proactively drive and support sustainable economic development to deliver homes, business, industrial units, infrastructure and thriving local places the country needs.***
- ***...always seek a high quality design and good standard of amenity.***
- ***...take account of and support local strategies to improve health, social and cultural wellbeing for all.”***

The advice then goes on to address the issue of ***“building a strong competitive economy”***. It sets out at para 18 that:

“The government is committed to securing economic growth in order to create jobs and prosperity...”

At para 22, it goes on to state:-

“Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.”

Section 8 deals with promoting healthy communities and it is considered that the proposal would be in line with that advice.

Overall, it is considered that this proposal fully meets with the requirements of the National Planning Policy Framework and would constitute sustainable development. There is a presumption in favour of sustainable development to which there are three dimensions.

In the economic dimension, the framework states that the government is committed to

securing economic growth in order to create jobs and prosperity. This proposal would result in economic development for the area.

In terms of the social role, the proposal would support a strong and healthy community by providing a supply of jobs and creating a high quality built environment with the provision of services to meet the community's needs and support its health and wellbeing.

In the environmental role, the proposal will provide for an attractive form of development.

4.2 Local Planning Policy

The BMBC LDF Core Document (recently adopted). The Barnsley MBC Site Specific Proposals Map and 'saved' policies of the UDP also remains part of the Statutory Development Plan as this has not yet been superseded.

It will be noted that in the UDP Proposals Map the site is identified as an employment site. Full analysis of the proposal in the light of UDP policy was set out in the previous submission for the autism hospital. It is clear that the proposal was considered to comply with UDP policy. As such therefore no detailed analysis is undertaken of the Council's UDP policies.

Core Document Policies

- CSP2 – Sustainable Construction

“All development will be expected to demonstrate how it minimises resource and energy consumption, compared to the minimum required 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 three star rating under the Code for Sustainable Homes or BREEAM standard 'very good' or equivalent. This requirement will rise over the plan period and by 2013 new dwellings will achieve at least a four star rating and Code Level 6 by 2016. These standards require consideration of issues such as:-

- ***Reduction of use of natural resources***
- ***Orientation to maximise solar gain***
- ***Use of low water volume fittings, rainwater harvesting and grey water recycling***
- ***High levels of insulation***
- ***Adequate provision for separation and storage of waste for recycling***
- ***Designing buildings flexibly from the outset to allow a wide variety of possible future uses***
- ***Using sustainable materials wherever possible and making the most sustainable use of other materials***
- ***Minimising waste and promoting recycling, during both construction and occupation***
- ***Re-using existing buildings and vacant floors wherever possible."***

The development is designed to be constructed in the most readily and locally available materials, using the most sustainable and eco-friendly materials wherever possible.

Brise soleil are proposed to the main office building, and coupled with reasonable eaves overhangs, solar gain is minimised.

Water consumption will fall in line with the new requirements of Approved Document Part

G. Rainwater harvesting and greywater recycling will be incorporated wherever practical.

Insulation levels will exceed the minimum prescribed by building regulations.

Ample area for the storage and collection of waste for recycling is included and a management system will be implemented for the handling of recyclable waste on site.

The nature of the design provides complete flexibility for future use of the site. The design is such that most of the buildings are constructed of a clear-span envelope, allowing for complete internal reconfiguration to suit a whole variety of uses.

- CSP3 – Sustainable Drainage Systems

“All development will be expected to use Sustainable drainage systems (SuDS).

Only in exceptional circumstances, where it can be demonstrated that all types of SuDS are impractical, will other drainage management systems be permitted.

Planning applications must include an assessment to show that SuDS will work and be maintained. Measures should be taken to avoid water contamination and safeguard groundwater supply.

Developers will be required to contribute to the maintenance of SuDS.”

The design principles of the surface water management scheme for this site are based on SuDS principles utilising on site swales and an attenuation lagoon to retain excess flows on site.

- CSP4 - Flood Risk

“The extent and impact of flooding will be reduced by:

- ***Not permitting new development where it would be at an unacceptable risk of flooding or would give rise to flooding elsewhere***
- ***Requiring developers with proposals in Flood Zones 2 and 3 to provide evidence of the sequential test***
- ***Requiring site-specific Flood Risk Assessments (FRAs) for proposals over 1 hectare in Flood Zone 1 and all development proposals in Flood Zones 2 and 3***
- ***Requiring proposals over 1000m² floor space or 0.4 hectares in Flood Zone 1 to demonstrate how the proposal will make a positive contribution to reducing or managing floor risk***
- ***Requiring all development proposals on Brownfield sites to reduce surface water run-off by at least 30% and development on Greenfield sites to maintain or reduce existing run-off rates***
- ***Requiring development proposals to use Sustainable Urban Systems (SuDS) in accordance with policy CSP3***
- ***Not culverting or building over watercourses and encouraging the removal of existing culverts wherever practicable***
- ***Using flood resilient design in areas of high flood risk.”***

A Flood Risk Assessment is submitted with this application meeting the above requirements in full.

- CSP5 – Including Renewable Energy in Developments

“All development (either new build or conversion) of 10 or more dwellings or 1000m² of non-residential floorspace will be expected to incorporate decentralised,

renewable or low carbon energy sources 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."

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

The applicants are currently in the process of investigating all forms of renewable energy which will be incorporated into the design phase of the scheme.

- CSP25 – New Development and Sustainable Travel

"New development will be expected to:-

- ***Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists***
- ***Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disable people, and should not provide more than the maximum number of car-parking spaces set out in a Supplementary Planning Document***
- ***Provide a transport statement or assessment in line with the thresholds and guidance set out in Department for Transport 'Guidance on Transport Assessments' as published March 2007***
- ***Provide a travel plan statement or a travel plan in accordance with the thresholds and guidance set out in Department for Transport 'Good Practice Guidelines: Delivering Travel Plans through the Planning Process' as published April 2009. Travel plans will be secured through a planning obligation or a planning condition.***

Where levels of accessibility through public transport, cycling, walking and

are unacceptable, we will expect developers to take action or make financial contributions in accordance with policy CSP42.

If it is not possible or appropriate for the minimum amount of parking for cycles motorbikes, scooters and mopeds to be met on site, the developer must provide, or contribute towards, off-site parking, or improve or provide other forms of travel.”

A Green Travel Plan is submitted with this application.

5.0 THE ISSUES

5.1 The Development Plan

The Development Plan is the starting point for the consideration of this application. It is considered that this statement, together with the supporting documents and plans, fully demonstrate that the proposal wholly accords with the Development Plan.

5.2 Other Material Considerations

The following matters are also considered to be material to the consideration of this application:-

5.2.1 A National Facility

As already stated in some detail, the proposal the subject of this application will provide a facility of national significance. The Hospital will cater for an identified national shortfall in the provision of treatment for a particular vulnerable group of young people. At the present time there are few facilities nationally to meet this need and, whilst the number of patients is low, there is an urgent requirement for a hospital capable of providing the necessary treatment and care of such patients. This proposal provides an opportunity for the Council to be involved in a scheme of national significance. It is considered, therefore, that the Council should place a great deal of weight on this fact and recognise that the special opportunity which exists in respect of this proposal.

5.2.2 Employment Generation

The number and types of jobs that will be generated by this proposal have been

demonstrated in some detail in the text of this statement and are significant. It is considered that the employment to be generated is significant not only in terms of the numbers involved but also in terms of the range of skilled posts that will be created. A broad spectrum of employees will be required and whilst some will necessarily need to be initially recruited from outside the area, a significant number of employment opportunities will be created for people living locally. The applicants will undertake to ensure that a full training programme will be operated, and will work in conjunction with Barnsley Development Agency in developing training programmes, together with local skills and facilities. In both the long and the short term this proposal will be an important generator of high-quality employment for the District.

5.2.3 Location

Due to the fact that the facility will cater for patients on a national basis, one of the key requirements is for it to be constructed in close proximity to the motorway network. Barnsley District and the South Yorkshire Region were in general identified as specifically meeting that requirement. An extensive search was undertaken by the previous applicant to find a suitable site, and the one at Shortwood meets with the specific requirement to have good and fast national road links. The site also has reasonable access to the national rail network and to two Regional Airports.

5.2.4 Sustainability

The NPPF sets out three dimensions to sustainable development:-

1. Economic – the proposal will provide jobs and investment to the benefit of the community.
2. Social – the proposal will provide health facilities and jobs the community requires.

3. Environmental – the proposal is carefully designed and will enhance the built environment.

5.2.5 Noise

As demonstrated in the Noise Report, the proposal will not generate any problems with regard to noise generation.

5.2.6 Landscaping

The layout at the site provides for significant landscaping which can no doubt be dealt with a reserved matters stage.

5.2.7 Contamination

Issues of contamination are dealt with in full in the submitted report.

5.2.8 Highways/Green Travel Plan

Full details of highways, access and travel are dealt with in the submitted reports.

5.2.9 Drainage

Full details of the proposed drainage are submitted.

5.2.10 Planning History

The site has a lengthy planning history with permission being granted for the care facility along the lies of the proposed use since 2007. The Council have fully supported the proposal. The need for the facility remains and there have been no changes either in terms of the site or its setting or planning policy that would lead to any other conclusion than planning permission should be granted. It will be noted that the scheme is exactly the same as previously approved by the Council in 2012 (Application No 2012/0710).

6.0 CONCLUSION AND BENEFITS OF THE SCHEME

The Council previous granted planning permission for this proposal at the site.

This submission to the Council is a replication of the previously approved scheme. The development will constitute a nationally important provider for the care of the mental welfare of children and adolescents. The provision of this service will not only be of benefit to the applicant's and their patients but also for Barnsley District by raising its profile.

A feature will also be that a large number of jobs will be created ranging from specialist skills and training facilities will be provided.

It is considered that the submission of the application supported by the accompanying documents demonstrate that the proposal is acceptable when judged in the context of the Development Plan and all material considerations including the extant permission.

The applicants remain willing to continue to work with the Council and residents in bringing forward a scheme that will be of benefit to future patients of the hospital, the company and the district.