



PLANNING STATEMENT

**PROPOSED CARE HOME FOR OLDER
PEOPLE**

**SITE OF THE FORMER WARD GREEN
PRIMARY SCHOOL, HIGH RIDGE,
WORSBROUGH, BARNSELEY, S70 5HL**

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1.0 INTRODUCTION

- 1.1 This statement is submitted in support of a planning application to redevelop the site of the former Ward Green Primary School to provide a new care facility for older people by Ideal Care Homes.
- 1.2 This Planning Statement is a summary of the pertinent national and local policies, and the recent ministerial statement, 'Planning for Growth', which is also a material consideration.

2.0 BACKGROUND

- 2.1 The site represents a suitable opportunity for an elderly care home having an established use and being located within a well established residential area with convenient accessibility to public transport and services.
- 2.2 Ideal Care Homes is part of the LNT Group of companies and together with LNT Construction specialize in the development and operation of care facilities for older people. The company has an excellent reputation for the quality of care and accommodation it provides and has developed a series of care homes in a number of locations throughout Yorkshire, Lancashire and the Midlands.
- 2.3 The site represents a previously developed 'brownfield' opportunity in a sustainable location. Its proposed redevelopment for care home purposes would be in accordance with government policy in PPS1. It would also be supported by the Regional Spatial Strategy (RSS) which recognizes that the region's main towns and City Centres have a crucial role to play in achieving sustainable economic growth and encourages urban renaissance including the reclamation and remediation of derelict and underused land.

3.0 THE SITE AND SURROUNDINGS

- 3.1 The site comprises 0.71 hectares (1.75 acres) of land situated adjacent to Ward Green Community Park. The site is accessed from High Ridge off Vernon Road. The site is occupied by the former Ward Green Primary School dating from the 1970s which is now closed.
- 3.2 The school building is single storey with a raised central section of flat roof construction. There is also a bungalow in the south east corner of the site which may have been previously associated with the school which is to be demolished as part of the scheme.

4.0 THE PROPOSED DEVELOPMENT

- 4.1 It is proposed to redevelop the site to provide a new purpose-built 64 bed residential care facility for older people with associated access, parking and landscaping. The facility would be fully compliant with the National Care Standards Act 2000; providing single-room accommodation, with en-suite facilities and a much improved ratio of communal/recreational space per resident together with generally better access provision throughout; all as described in the associated Design and Access Statement submitted with this application.
- 4.2 The introduction of the Health and Social Care Act 2008 reflected the general progressing nature of the improving standards that have been implemented in the provision of Social Care. In particular the 2008 Act progresses forward the major overhaul in the system of regulating and assessing the quality of social care services brought about by the National Care Standards Act 2000. It also led to the establishment of the Care Quality Commission the new regulator in social care who took over from the Commission for Social Care Inspection (CSCI).

5.0 PLANNING POLICY AND SCHEME APPRAISAL

- 5.1 The following paragraphs are intended to deal briefly with national, regional and local policy contexts and thereafter provide an appraisal to indicate the proposed developments acceptability from a planning perspective. It is also intended to address all relevant policy areas that have been taken into account as material considerations.

Government Policy Appraisal

- Planning Policy Statement 1: Delivering Sustainable Development (PPS1)
 - Planning Policy Statement 3: Housing (PPS3)
 - Planning Policy Guidance 13: Transport (PPG13)
- 5.2 National government policy places considerable emphasis on the need for sustainable development, the creation of jobs, homes and services (including health services) in close proximity to each other and appropriate public transport provision. Central government advice is particularly supportive of accommodating for an increasingly ageing population; urban regeneration; redevelopment of previously developed 'brownfield' sites; providing for the accommodation requirements of specific groups (families with children, older and disabled people); and achieving the full and effective re-use of such development opportunities; together with a general reduction in the number of vehicular trips.
- 5.3 PPS1 specifically supports the direction of development towards central area locations and the introduction of a mix of uses to create vitality and diversity. Preservation of character and quality in townscape are stressed and design must ensure that places are attractive, useable, durable and adaptable as a basis for sustainable development.
- The application proposal is fully consistent with these objectives.
- 5.4 PPS3 aims to achieve a mix of housing in terms of tenure and price and a mix of different households such as families with children, single person households and older people. It also seeks that local planning authorities take into account future demographic trends and identify the accommodation requirements of specific groups such as older people. PPS3 also emphasises the importance of

good design in making places better for people. The application proposal accommodates for the present and future needs of an ageing population and would contribute to the range of residential accommodation within the local community. The proposal is well designed and will therefore make a positive contribution, making the area a positive experience for people.

- 5.5 PPG13 'Transport' aims to promote more sustainable transport choices, promote accessibility to jobs, shopping, leisure facilities and services by public transport, cycling and walking and to reduce the need to travel, especially by car. On 3 January 2011, PPG13 was amended to take account of the Governments policy position that local authorities are best placed to take account of local circumstances and are able to make the right decisions for the benefit of their communities. This has been expressed through the deleting of the central requirement to express "maximum" parking standards for new residential development. Local authorities will still need to set parking standards for their areas, but it will be for them to determine what that standard should be, depending on individual circumstances. PPG13 also retains the advice that local authorities should "not require developers to provide more spaces than they themselves wish, other than in exceptional circumstances which might include for example where there are significant implications for road safety which cannot be resolved through the introduction or enforcement of on-street parking controls".
- The development site is within a sustainable location in close proximity to public transport services consistent with the objectives of PPG13. The number of car parking spaces reflects the frequency of use of the car park taking into account: a) staff living in close proximity to the site; b) no restrictions on visiting hours; c) proximity to a good bus service; d) the implementation of a Travel Plan. A Transport Statement and Travel Plan have been submitted with the scheme proposals, which deals with this point in more detail.

Regional Planning Policy Appraisal

- 5.6 The main theme of the Regional Spatial Strategy is the promotion of 'sustainability' and 'sustainable patterns' of development across the Region and the promotion of 'mixed' and 'socially inclusive' communities. The RSS also encourages urban renaissance including reclamation and remediation of derelict

and underused land for development and requires. The applicants contend that the proposal would achieve all of these strategic objectives.

Local Policy

- 5.7 Barnsley's statutory Development Plan consists of the adopted Core Strategy, the Barnsley Education Sites DPD, both of which form part of the Local Development Framework, the remaining saved policies of the Unitary Development Plan, and the Regional Spatial Strategy.

Barnsley Unitary Development Plan 2000

- 5.8 The Barnsley Unitary Development Plan (UDP) was adopted in December 2000. There appear to be few policies remaining in the UDP that are relevant to the consideration of the proposal. The site has no direct allocation within the UDP. It is adjoined by the Housing Policy Area on three sides with Green belt located to the west. Relevant saved policies to the proposed development include:-

H8 Existing Residential Areas

- 5.9 Worsbrough also appears to fall within "The Barnsley Urban Community Area". The Community Area forms part of the Central Housing Strategy Area where the overall aims are to stabilise the population and provide for a balanced distribution of housing development between the western parts of the Strategy Area where demand is strongest and the central and eastern parts to support regeneration.

Supplementary Planning Guidance (SPG's)

- 5.10 The following guidance was produced to supplement the UDP adopted in December 2000. These guidance notes have been used in the preparation of the scheme.

SPG2 – Design and Layout of New Housing

SPG 9 – Trees and Hedgerows

SPG11 – Design to Avoid Crime

SPG 29 – Flood Risk and Development

SPD32 – Parking, Transport Assessments and Travel Plans

Local Development Framework - Adopted Core Policy

5.11 Promoting sustainable development and reducing the borough's impact on climate change are overarching principles of the Core Strategy. The strategy confirms that proposals will be supported where they deliver:

- *The efficient use of land and infrastructure, particularly by utilising previously developed 'brownfield' land, and promoting appropriate mixed land uses integrated with the existing built form.*
- *Economic and social well-being including health and safety of the population.*
- *Reductions in social inequalities and disadvantages within the community particularly in relation to the location of employment, housing, shopping and other community facilities.*
- *Protection or enhancement of the quality of natural assets.*
- *Vibrant and viable town centres.*
- *High quality well designed development taking into account local distinctiveness.*
- *Improved quality of local landscapes and protection of the character of the wider countryside.*
- *Preservation or enhancement of the historic and cultural features of acknowledged importance.*
- *Convenient and integrated accessibility by public transport, cycle and foot and development located to reduce the need to travel*
- *Efficient use of natural resources*
- *Renewable energy generation to reduce the causes of climate change*

5.12 The following core policies, which promote these objectives, and which are considered relevant to the consideration of the care home proposal are summarised below:

CSP 1 Climate Change

Development will be expected to reduce and mitigate the impact of growth on the environment and carbon emissions.

CSP 2 Sustainable Construction

Development will be expected to demonstrate how it minimises resource and energy consumption.

CSP 3 Sustainable Drainage Systems (SuDS)

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

CSP 5 Including Renewable Energy in Developments

All development will be expected to incorporate 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.

CSP 14 Housing Mix and Efficient Use of Land

Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population.

CSP 25 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.

CSP 26 New Development and Highway Improvement

New development will be expected to be designed and built to provide safe, secure and convenient access for all road users.

CSP 29 Design

High quality development will be expected, that respects, and enhances the distinctive features of Barnsley. Development should contribute to place making, to a healthy, safe and sustainable environment and help to transform the character of physical environments that have become run down and are lacking in distinctiveness. Development should enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people contribute towards creating attractive, sustainable and successful neighbourhoods.

CSP 43 Educational Facilities and Community Uses

Supports the provision of schools, educational facilities and other community facilities.

- 5.13 A general assessment of the scheme against these Core Strategy Policies would indicate the scheme is in general compliance.
- 5.14 The site is seen as an excellent opportunity to provide a new purpose built facility compliant with the requirements of the Care Standards Act, on a previously developed site in a well-populated and accessible location. It would serve an identified local need and would be highly accessible for the community and provide a new type of community facility. The proposal is considered suitable in this location given the established community use of the site and it has good access to services and public transport in this area of Barnsley.
- 5.15 The proposal involves provision of a social care use and what might be considered to be an alternative community facility to the previous educational use. The development, commercial by definition, is very much residential in nature, and is therefore, considered entirely compatible with the adjoining development.

- 5.16 The application proposal accommodates for the present and future needs of an ageing population and would contribute to the range of residential accommodation within the local community.
- 5.17 It is considered that the proposal would significantly improve the built environment in this location and it has been developed having regard for the principles of good urban design. The proposed replacement building will produce a form of development which will preserve and enhance the local distinctiveness and character of the area.
- 5.18 The scheme design proposed is of a scale and intensity that would sit comfortably within the site and its surroundings without causing harm to the character or amenity of the area. The proposal is by way of a single building in a significant plot with a large amount of amenity space for future residents. There is adequate distance to adjoining boundaries to prevent overlooking and overshadowing, therefore, it would not affect any neighbours privacy and amenity.
- 5.19 There would be significant amounts of landscaped amenity space around the building along with two more secluded residential courtyards which will be overlooked by the main lounges with direct access from the ground.
- 5.20 Given the high accessibility of the site to bus services, the level of car parking provision and anticipated traffic generation are unlikely to be significant, based on the experience of the operator, and it is not considered that any adverse highway or pedestrian safety issues will arise.
- 5.21 The site is accessible for walking, cycling and public transport. The proposed access arrangements, low level of car parking and availability of alternative transport modes to the site, supplemented by the submitted Travel Plan should significantly reduce the potential level of vehicular activity and impact on the local highway network and ensure a safe development accessible by all.
- 5.22 The proposed layout and design proposed is geared to creating a safe and secure environment for its residents. The configuration of the layout would ensure a degree of natural surveillance and defensible space to the main road frontage and access in to the site. The main point of access would be from the

- car park elevation of the building and monitored by the Care Home Office. This will enable 24 hour surveillance of both the main entrance and the car parking area. A suitable lighting scheme, in particular low level bollard lighting to the footpath routes to and car parking area will be developed.
- 5.23 In terms of building design, steps have been taken to reduce energy demand having regard to the operational requirements of the home. Externally the building has been designed with large glazing areas to maximise access to natural light to minimise energy requirements for lighting and heating in communal areas, in particular the main day lounge/dining areas and the quiet lounges. The proposed glazing is to be specified to minimise heat loss and excessive solar gain. Other glazing in the corridors and stairwells will provide natural light into the circulation areas, reducing the level of lighting required.
- 5.24 Low energy luminaires and occupancy sensors are used throughout the home in the communal areas, corridors, bathrooms, toilets and ensuites to control and minimise the energy used. There will also be a control centre which will enable areas within the building to be isolated at night to further minimise energy use.
- 5.25 High levels of insulation will be provided to reduce the consumption of energy required for heating. The Building Regulations submission provides the Simplified Building Energy Model (SBEM) calculations relating to the energy efficiency of the building including the heating, lighting and orientation of the building. This requires 10% increase in efficiency of the target provided for the building.
- 5.26 The Sustainability and Energy Statement below confirms the applicant's statement of intent to implement renewable energy technologies which will deliver in excess of 15% of the care homes predicted energy requirements.
- 5.27 The provisional landscaping scheme allows for the retention of existing trees on site. It is anticipated that further landscape details would be provided during the application process or through a landscaping condition as per the Local Planning Authorities requirements.

6.0 **'PLANNING FOR GROWTH – MINISTERIAL STATEMENT (23 MARCH 2011)**

- 6.1 As part of the coalition government's overhauling of the planning system, the 'Planning for Growth' Ministerial Statement was issued on 23 March 2011. The Statement introduces a strong presumption in favour of sustainable development and suggests the planning system has a key role to play in this by ensuring sustainable economic growth is able to proceed as easily as possible. Acknowledging the timescales to reform the current planning system the statement confirms there is a pressing need to ensure that the planning system does everything it can to help secure a swift return to economic growth.
- 6.2 The statement sets out the steps it expects Local Planning Authorities to take with immediate effect. In particular when deciding whether to grant planning permission the statement confirms local authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. The statement sets out a range of considerations that should be addressed with an emphasis on greater flexibility and reducing unnecessary burdens on development. It importantly highlights that LPAs are obliged to have regard to all relevant considerations. Appropriate weight should be given to the need to support economic recovery and applications that secure sustainable economic growth are treated favourably.
- 6.3 The accompanying 'Dear Chief Planning Officer' letter (31 March 2011), advises that:
- "These objectives need to inform the decisions that local planning authorities are taking now – through plan production as well as development management. The Minister for Decentralisation issues a Written Ministerial Statement on 23 March to emphasize this point and this statement is capable of being regarded as a material planning consideration. Your attention is drawn especially to the weight that the Secretary of State will give to this statement in cases that come before him for decision".*
- 6.4 With the introduction of the "presumption in favour of development" as set out in the Ministerial Statement it is considered that the proposal delivers overriding planning benefits which will make a significant contribution to economic growth.

It is considered that the proposal complies with Government and Local policies and that the Ministerial Statement tips the balance towards approving the scheme, given the significant employment, environmental and community benefits.

7.0 SUSTAINABILITY AND ENERGY STATEMENT

- 7.1 Ideal Care Homes acknowledges the importance of the term sustainability within both the immediate and wider context. The main contribution towards sustainability is the extensive research that is undertaken into finding the most appropriate location.
- 7.2 In accordance with PPS1, PPS22, the Regional Spatial Strategy and the policies making up the Local Development Framework the proposed development seeks to mitigate its impact on climate change and reduce carbon dioxide (CO2) emissions.
- 7.3 The following sustainability appraisal and energy statement will demonstrate that thought has been given to both the area chosen for development and the materials used in the construction process. The report aims to cover the main aspects with regards to Sustainable Design and Construction in addition to wider issues in relation to sustainable development.

Location transport and the local economy

- 7.4 PPS1 (Delivering Sustainable Development) states that governing bodies should actively “promote the more efficient use of land through higher density, mixed use development and the use of suitably located previously developed land and buildings. Planning should seek actively to bring vacant and underused previously developed land and buildings back into beneficial use to achieve the targets the Government has set for development on previously developed land...”
- 7.5 In addition, Barnsley Council has developed policies further aimed at achieving sustainable development. As with many local authorities all overriding policies have been strengthened to concentrate development on brownfield sites in accessible locations within the urban area. Greater need has been made on the needs of vulnerable road users, to encourage travel by foot, cycle and public transport and reduce car usage.
- 7.6 All previous Ideal Care homes have been constructed on previously developed brownfield sites the majority of which are in urban locations. An urban location

- has the benefit of not only being a more sustainable choice but it also allows for the construction of a well accessed community facility.
- 7.7 The redevelopment of a brownfield site enables a positive contribution to the regeneration of this part of Worsbrough in Barnsley.
 - 7.8 The proposed development is set within a predominantly residential area with close access to convenient services in the immediate locality and that of Barnsley. The proposed home will act as a catalyst for local economic growth by providing local employment opportunities, services and reducing the need to travel for employment outside the area.
 - 7.9 The proposed care home will provide employment opportunities within the area during the initial construction stages and within the operational functions and management of the home on completion.
 - 7.10 The majority of the construction work is done by sub-contracts, to benefit the local economy, wherever possible, local firms and people will be given opportunities to tender and undertake works related to the development.
 - 7.11 A home of the size proposed generally provides employment for up to 50+ jobs. The home offers options for full and part time employment and flexible working hours for jobs within the care industry at various levels. Work experience and long term training opportunities/career progression are offered within the home from care assistant to care home manager. Other service sector jobs are available within the home such as kitchen and domestic staff.
 - 7.12 The proposed site is ideally located to reduce the average journey time to work, thereby helping to reduce pollution and emissions, as the proposed home can be effectively reached by a range of transport modes.
 - 7.13 As the submitted Travel Plan has demonstrated, the site for the proposed development aims to help reduce the proportion of journeys made by non-sustainable modes of transport, in line with local and national transport policy objectives.

- 7.14 The Travel Plan co-ordinator aims to help achieve a shift of 15 % away from the use of private cars by staff and visitors to use of public transport and other means of travel to the site at the expiry of the first two years of occupancy of the new site.
- 7.15 The site is well served by adjacent footways and there is good opportunity for cycling to work. The site also has good access to public transport.

Site layout, design and materials

- 7.16 The layout has been designed to take advantage of the site topography but also create the opportunity for a main front entrance facing towards High Ridge. The site and shape of the site also presented the opportunity deliver the optimum number of beds in a dual care facility maximising it's accessibility to the elderly local community. From this general concept a central spine / axis was developed. This enables the home to flow from front to rear with the key core communal facilities being centrally located within the building.
- 7.17 The home has also been split across its spine to create to the two main residential wings. This approach was considered to be the best way of maximising sunlight penetration to as many rooms as possible within the building. An east-west axis with a true north elevation would remove sunlight from a whole elevation. However, the general north – south orientation of the two residential wings proposed in this case would enable morning sun to penetrate the south east facing wings and afternoon sun to penetrate the north facing wings.
- 7.18 The general configuration conceived also creates the opportunity for two secluded residential courtyards for each care type with a large degree of natural surveillance and outlook both from the main lounge areas and the bedrooms in these wings. Given the relatively low ridge height with the use of a hipped roof form these spaces will also receive ample sunlight during the course of the day, and that includes the courtyard on the northern side of the building.

- 7.19 Large areas of glazing are proposed to the building e.g courtyards, the ends of corridors and within stairwells, providing natural light into the communal and circulation areas, reducing the level of lighting required. Low energy luminaires and occupancy sensors would be used throughout the home in the communal areas and corridors to control and minimise the energy used.
- 7.20 The majority of materials used within the development will be locally sourced, where possible. Particular attention will be paid to the main walling and roofing materials which will make up the bulk of the construction.
- 7.21 These design considerations ensure that the development is energy efficient maximising the use of sun and shade to offset the demand for heating and cooling through orientation of buildings, internal layout, landscaping, window design and materials used.

Energy

- 7.22 In terms of building design steps have been taken to reduce energy demand having regard for the operational requirements of the home
- 7.23 Low energy luminaires and occupancy sensors are used throughout the home in the communal areas, corridors, bathrooms, toilets and ensuites to control and minimise the energy used. There will also be a control centre which will enable areas within the building to be isolated at night to further minimise energy use. This will in particular shut off the lights within communal and corridor areas. However, these lights will still operate on a Passive Infra Red (PIR) system if people enter these areas during the night.
- 7.24 The proposed building has been designed to a high level of construction. High levels of insulation will be provided to reduce the consumption of energy required for heating. The Building Regulations submission provides the Simplified Building Energy Model (SBEM) calculations relating to the energy efficiency of the building including the heating, lighting and orientation of the building.

- 7.25 High levels of insulation in the walls, roofs, floors, doors and windows will be included in the building to reduce winter heat loss and therefore energy demand. Insulation also helps keep the building cool during the summer months, an increasingly important issue as the climate changes.
- 7.26 Heat recovery systems are also installed within the roof space of the proposed homes. Due to modern construction methods the buildings are all air tight, the installation of heat recovery ventilation combines energy efficiency with a healthy indoor living.

Renewable Energy

- 7.27 As a company we are continuing to review, a range of renewable energy technologies such as ground source, air source heat, photovoltaic and solar power. It is acknowledged that technologies are continually improving and for this reason our company continues to review the viability of the various options available on the market.
- 7.28 At a general operational level it appears that there are 2 or 3 types of technology that could be utilized, either individually or as a range of options to contribute to the overall energy requirements of a particular care home proposal. These include Solar Thermal, Ground Source and Air Source Heat pumps. The extent to which any of these may be used individually or in combination with another technology will depend on individual site characteristics.
- 7.29 In this particular case we are proposing to use a combination of ground source heat pumps and solar thermal panels which will ensure we will produce at least 15% of the care homes predicted energy requirements from renewable energy provision. At this stage we do not have full details of the kit associated with these technologies but I can provide some general information.
- 7.30 Solar Thermal - It is estimated that approximately 6 solar thermal panels, each measuring 2m x 2m, will be required. The location of the solar thermal panels would need to be accommodated on the south facing roof plane which will minimise their visual impact in the street scene.

- 7.31 Ground Source – This will involve the creation of a number of bore holes within the site. Further investigation is required before this can be confirmed.
- 7.32 This statement, however, confirms the applicant's statement of intent to implement renewable energy technologies which will deliver in excess of 15% of the care homes predicted energy requirements.

Site Waste Management

- 7.33 Resource management in the construction process is an essential element in the efficiency of the design and build of a project. An integral element of the design strategy is to ensure that the creation of waste and potential adverse impact on the environment is kept minimal.
- 7.34 At the very basic level LNT Construction and Ideal Care Homes maximise the opportunity to work with the existing site characteristics and site levels to minimise the creation of waste for landfill. At a general level, and subject to environmental ground conditions, crushed material from demolished buildings will be re-used for hard core. Alterations to site levels will be kept to a minimum and where remodeling is required cut and fill will always be the first option considered to minimise waste generation.
- 7.35 All of our development schemes are accompanied by a Site Waste Management Plan (SWMP) which has a number of objectives to ensure:
- All environmental safeguards are carried out correctly.
 - Site activities are well managed.
 - Adverse impacts on the environment are minimised.
 - The biodiversity of the site is conserved or enhanced.
 - All relevant legislation is complied with; and
 - The project is monitored for environmental impact.
- 7.36 From a very early stage in the project the development team will review how we can minimise the waste produced, thereby reducing the amount of waste to be removed from the project. Trade Contractors, Design Team and Suppliers are all

- being encouraged to look at ways to minimise the amount of waste produced at the work face.
- 7.37 Surplus or waste materials arise from either the materials imported to site or from those generated on site. Imported materials are those, which are brought to the project for inclusion into the permanent works. Generated materials are those, which exist on the project such as topsoil, sub-soil, trees and materials from demolition works etc.
- 7.38 However, there are other considerations to waste management such as waste reduction, segregation of waste, disposal of waste, financial impacts of waste disposal and recording, monitoring, education and reviewing. Therefore a projects SWMP will outline the procedures that have been put in to place and demonstrate how they benefit the environment, how we can measure the effects and how these procedures and practices are sustainable.
- 7.39 The general management of waste continues once a care home is operational and this includes a strategy for waste and recycling. With regard to waste products produced by the home the required size of the bin storage area is calculated from the experience of the operation of other homes of this size. Ideal Care Homes have a range of facilities in operation ranging from 40 to 78 beds which provides a good basis for assessing the amount of storage required.
- 7.40 The submitted site layout drawing indicates the location of the proposed bin storage area within the site which will also be the collection point. The location of the bin store relates to the location of the service core. The service core essentially comprises the kitchen and laundry and has been proposed within the north-east wing of our proposed development.
- 7.41 The waste from the home will be transported from the home by staff members to the bin store for weekly collection by the refuse vehicle, the travel distance to the bin storage for staff is considered acceptable.

Biodiversity

- 7.42 Tree/hedges which exist on the site will be retained where possible maintaining the habitat of any existing species. The extent of soft landscaping will also be significantly enhanced with the reduction in hard surfacing.
- 7.43 Existing and proposed planting are shown on the scheme with additional hard and soft landscaping to provide a setting for the home and usable amenity space for the residents.

8.0 STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

- 8.1 The proposed care home will provide a good residential mix within an area that has the appropriate infrastructure in place, helping to provide a balanced community and supporting the neighbourhood.
- 8.2 The regeneration of the site assists in creating places that people want to live in, providing additional services and facilities in the area to reduce the need to travel. Providing a community building within this part of the built up area of Worsbrough achieves an important element of sustainability.
- 8.3 Applicants and their agents are generally encouraged to carry out pre-application consultation that is tailored to reflect the nature and scale of the proposed development. Ideal Care Homes try to adopt this approach in all cases as a matter of best practice.
- 8.4 Supporting neighbourhoods is a fundamental element of sustainability, therefore, communication with local residents is essential. Letters have been sent to neighbouring residents adjacent to or opposite the site, advising them of the proposed development and of the impending planning application. A4 sized copies of the submitted drawings have been sent to each neighbouring resident together with the contact details of the applicant.
- 8.5 Copies of the submitted drawings and supporting information have also been sent to the three Worsbrough Ward Councillors: Councillor Betty Barlow (Labour) Councillor Gill Carter (Independent Group) and Councillor John Clarke (Labour).
- 8.6 The applicant/agent will endeavour to respond appropriately and effectively to any comments raised by the local community. A representative will be available at all reasonable times to answer any questions that may arise during the application and consultation period and will endeavour to respond to any comments relating to the application.

- 8.7 Arrangements will be made for preventing or dealing with any issues that may arise as a result of the proposed development and construction operations. Advance warning will be provided to all neighbouring residents of the commencement of the construction works and emergency telephone and contact details will be given.

9.0 CONCLUSIONS

- 8.1 The application site represents a previously developed brownfield site in a sustainable suburban location. Its proposed redevelopment for a care home use would be in accordance with government policy in PPS1. The development site also clearly lies within a sustainable location in close proximity to public transport services and is consistent with the objectives of PPG13. It also accommodates for the present and future needs of an ageing population and would contribute to the range of residential accommodation within the local community as required by PPS3. It is considered that the proposal would significantly improve the built environment in this location and it has been developed having regard for the principles of good urban design.
- 8.2 It is also considered that the proposal fully accords with Local Policy contained within the Barnsley Unitary Development Plan, and the LDF in its current form. The proposed care home is considered to provide a form of development that would positively enhance the character of the site and surrounding area, whilst also offering an important local community service. The design approach utilised is considered acceptable within the context of this particular site.
- 8.3 The development would also have a positive impact within the area by creating new employment opportunities, both during construction and in the longer-term operation of the home. In regeneration terms, it would also result in a positive use that would fulfill a social care need and provide a development sympathetic in terms of design and end use.
- 8.4 'Planning for Growth' has been introduced, which requires a presumption in favour of development where there would be sustainable economic growth.
- 8.5 In summary, it is considered that the application is fully consistent with National, Regional and Local planning policy as well as more recent central government advice in the form of the 'Planning for Growth' Ministerial Statement. As a consequence of this, and all of the benefits highlighted above the proposal constitutes a wholly acceptable redevelopment proposal for this site.