

THE TREVOR PRICE PARTNERSHIP LIMITED (“TTPP”)

Detailed Planning Application for Hospital for the Provision of Children and Adolescent Mental Health Services

DESIGN & ACCESS STATEMENT

SHORTWOOD BUSINESS PARK, BARNSELY, SOUTH YORKSHIRE

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Prepared by:
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i) BACKGROUND.

This Design and Access Statement is submitted in support of the above mentioned application. The submission is made as part of the adopted requirements under the provisions of the Planning and Compulsory Purchase Act 2004 and advice in DCLG Circular 01/2006 which sets out the requirement for a planning application to be supported by a Design and Access Statement.

This proposal is submitted in detail for the development of a hospital for the provision of children and adolescent mental health services. It will be noted that outline planning permission and reserved matters approval were granted by the Council for an Autism Hospital at the site. The permissions remain extant. This proposal is a variation to that scheme in terms of patients and the design of some of the buildings. The following supporting documentation/plans are also submitted:-

1. Full Plans and Details – Foresite Architectural Ltd;
2. Design & Access Statement - Townsend Planning Consultants;
3. Noise Report – AEC Acoustics;
4. Landscaping Scheme/Statement provided - C F Landscape Design;
5. Contamination Report produced - RSK Ltd;
6. Highways Report - PAH Consultants;
7. Green Travel Plan – PAH Associates;

8. Drainage Report - RSK Ltd;
 9. Statement of Community Involvement – TTPP; and
 10. Background Report – TTPP;
- a) Site Assessment.

The subject site, which extends to some 10 acres or thereabouts, is located at Shortwood Business Park, Barnsley. The site is situated just off the main A6195 highway adjacent to existing industrial uses on the business park and also abuts open farmland. The site is generally sloping in nature and there are a small number of properties some distance from the site.

Full details of the site assessment are provided in the Core Document.

- b) Involvement.

Detailed pre-submission negotiations have taken place with the council at all levels, including:-

1. Negotiations with Barnsley Development Agency at pre-application stage.
2. Negotiations with the Council's planning officers.
3. Discussions with Local Residents and Councillors.

Full details of this are set out in the Statement of Community Involvement.

It is anticipated that there will be ongoing dialogue with residents through the process of this application and any subsequent reserved matters submissions.

c) Evaluation.

A detailed evaluation of the site and the proposal was undertaken and it was clear that restricting the hospital use to Autism only was not viable in the current economic climate. As a consequence the design of the units were reappraised in terms of the functional requirement of each unit. This has resulted in a change in design of the residential 'pods' to accommodate the needs of the patients. The central buildings remain largely as originally approved.

d) Planning Policies.

A full analysis of the planning policies is set out in the Core Document.

ii) **THE SCHEME**

Whilst submitted in outline only at this stage, an illustrative scheme is submitted to show the form that the proposal will take. That is fully detailed in section 3.2 of the Core Document.

iii) **DESIGN AND ACCESS JUSTIFICATION, USE, AMOUNT AND LAYOUT OF DEVELOPMENT**

The form and layout of the development is dictated by the function of the site and of the individual buildings within the overall facility. It is considered that the layout is appropriate and achieves the balance of built form with landscaped areas around.

iv) **SCALE, APPEARANCE AND LANDSCAPING**

A detailed landscaping scheme is submitted with the application which is considered to be a key part of the proposal. The submitted scheme shows the scale and appearance of the proposal. The scale is considered to be appropriate in terms of the context of the site and its setting. The landscaping will be incorporated and managed as part of the overall scheme in the long term.

v) **ACCESS**

A fully detailed highways statement is submitted with this application.

vi) **OTHER ISSUES.**

It is considered that the proposal will have a major impact on economic regeneration by the provision of jobs for the district as well as providing an important care facility for patients.