



Land South of Darton Lane, Darton, Staincross

Sustainability Statement

Revision: 2
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Important notice

Watergrove Limited and its staff shall not be held liable for any damage or loss sustained as a result of using the information provided in this report.

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Introduction

This Sustainability Statement (SS) is submitted on behalf of The Church Commissioners for England, (the “Applicant”), in support of an application for Outline Planning Permission for residential development at Land South of Darton Lane, Darton, Staincross (the “Proposed Development”).

The Proposed Development includes the potential for up to 73 No. dwellings of varying sizes, along with access roads, public open space, ecological rich grassland and attenuation basins.

The design, construction and operation of the development will incorporate measures to promote sustainability without compromising the viability or deliverability of the development. It is not considered appropriate to be prescriptive of the environmental sustainability measures to be incorporated into the design of the development phases. Instead, it is proposed that a framework of sustainability topics is set out to guide the design and construction of the development plots/phases to allow the local planning authority to assess the detailed proposal against planning policy and other material considerations.

This SS provides a set of principles to guide developers, designers and residents in line with the relevant environmental sustainability standards outlined in Barnsley Metropolitan Borough Council’s (BMBC) Local Plan. It is envisaged that further detail will be submitted with Reserved Matters Application(s) to demonstrate the sustainable design, construction and operational measures incorporated in the proposal. Consideration of all sustainability features (including, but not limited to, those stated in this report) is subject to technical constraints, compatibility with development function and viability / deliverability.



Overview

Site Context

The Site is approximately 3.64 hectares and is currently used as agricultural land. It is located to the south of Darton Lane which connects Darton to the west and Mapplewell to the east. The Site relates closely to Mapplewell village's southern boundary. The Site does not fall within a conservation area and there are no listed buildings present. The Site was previously located within the green belt but is now identified as the HS2 Allocation Site that has been formally adopted for residential development by BMBC.

Report Structure

The SS provides a set of sustainable design and construction principles. An overview of the relevant sustainability planning policy is provided in Appendix A and cross referenced throughout pages 9 – 12 of this SS. Detailed designs developed at the Reserved Matters application stage, should consider this SS alongside the detailed policies of the BMBC Local Plan.

The SS is broadly structured around the themes of BMBC's Local Plan and includes the following:

- **Environmental Design** – incorporating General Development, Quality Design & Placemaking, Climate Change, Sustainable Design & Construction, Contaminated/Unstable Land, Pollution Control, and Air Quality.
- **Energy** – incorporating Sustainable Design & Construction, Carbon & Renewable Energy.
- **Water** – incorporating Flood Risk, Sustainable Drainage Systems, Water Resource Management, Pollution Control.

- **Biodiversity** – incorporating Green Space, Biodiversity & Geodiversity, Landscape Character.

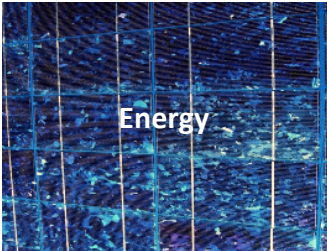
Key Sources

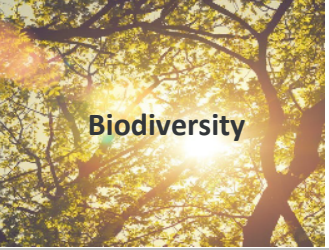
The SS is supported by the following documents, which should be read in conjunction with this report:

- Design & Access Statement, prepared by Edward Architecture.
- Transport Statement & Framework Travel Plan, prepared by AMA.
- Noise Assessment, prepared by Wardell Armstrong.
- Contamination / Geo-environmental Report, prepared by Wardell Armstrong.
- Energy Statement, prepared by Futureserv.
- Ecological Survey, prepared by EDP.

Sustainability Headlines: Guiding Principles

The headline sustainability principals of the development proposals are summarised in the following table.

THEME	SUSTAINABILITY HEADLINE
 Environmental Design	Secured by Design Homes 2016. Create high quality walk / cycle routes and connectivity to public transport nodes. Buildings designed with long-term flexible use in mind. Careful consideration given to providing natural daylight, minimising overheating, and limiting noise pollution to support the comfort and wellbeing of residents and neighbours. The use of materials with low environmental impact and local and/or responsible sourcing prioritised throughout the design and construction of buildings and associated infrastructure where appropriate. Opportunities identified to recover demolition materials, reduce construction waste at source, promote resource efficiency, and re-use or recycle materials. Contractors to ensure environmental opportunities and risks are identified and managed appropriately to ensure due care of the local environment and community.
 Energy	Seek reduction of carbon emissions through a combination of: improved fabric performance; energy efficient mechanical and electrical servicing; and LZC technologies such as combined heat & power, solar photovoltaic or air source heat pumps; with a view to providing 15% of energy from renewable sources. Devise a detailed Energy Strategy in line with the Local Plan approach to good energy design outlining a route to going beyond compliance with Building Regulations Part L.

THEME	SUSTAINABILITY HEADLINE
 Water	Appraise options for the management of surface water run-off as close to its source as possible in line with the SuDS Hierarchy. Establish a water efficient strategy to manage daily water consumption by occupants.
 Biodiversity	Protect and enhance site ecology through translocation of key grassland areas; protection of retained habitats; carefully managed site clearance; sensitive lighting scheme for bats and, provision of bird boxes for target local species.

Sustainability Credentials of Development Proposals

Environmental Design

Development proposal credentials for the following sustainability policies are summarised in this section:

Local Plan, Policy GD1, General Development

Local Plan, Policy D1, High Quality Design & Placemaking

Local Plan, Policy CC1, Climate Change

Local Plan, Policy CC2, Sustainable Design & Construction

Local Plan, Policy CL1, Contaminated Land & Unstable Land

Local Plan, Policy Poll1, Pollution Control & Prevention

Local Plan, Policy AQ1, Development in Air Quality Management Areas

In line with Council aspirations, in considering environmental sustainability within the Development, attention will be focused on achieving a high standard of design and a wide ranging package of environmental benefits.

The design rationale for the Proposed Development will be set out in more detail at the Reserved Matters application stage and will consider the following guiding principles:

- **Urban design:** Building design addressed as a holistic consideration to ensure a high-quality development characteristic with a coherent hierarchy of spaces and places. A range of national and local urban design principles to be incorporated, including, Secured by Design Homes 2016.
- **Landscape and public realm:** Landscaping designed to be robust yet visually appealing. Permeable surfaces incorporated wherever possible to reduce surface water run-off, whilst native species dominating the planting mix to ensure positive biodiversity benefits. High quality walk / cycle routes, along with connectivity to public transport nodes, to provide a genuine and convenient choice of transport modes and help reduce reliance on the private car.
- **Flexibility:** Buildings designed with long-term use in mind and in consideration of the fact that the needs of occupiers may change over time.
- **Energy efficiency:** Passive and energy efficient demand reduction measures incorporated into the design of buildings. The potential for on-site renewable and low-carbon energy generation to be further evaluated.
- **Water conservation:** Buildings designed to achieve high levels of water efficiency.
- **Health and wellbeing:** Careful consideration given to providing natural daylight, minimising overheating, ensuring high sound insulation standards, and careful location of gardens, to support the comfort and wellbeing of residents and neighbours.
- **Materials:** The use of materials with low environmental impact and local and/or responsible sourcing prioritised throughout the design and construction of buildings and associated infrastructure where appropriate.
- **Waste:** Opportunities identified to recover demolition materials, reduce construction waste at source, promote resource efficiency, and re-use or recycle materials, in line with the principles of the Waste Hierarchy.
- **Pollution:** Contractors to ensure environmental opportunities and risks, relating to materials, waste, deliveries, noise, dust and public protection, are identified and managed appropriately to ensure due care of the local environment and community.

See the Design & Access Statement, accompanying this application, for further detail.

Energy

Development proposal credentials for the following sustainability policies are summarised in this section:

Local Plan, Policy GD1, General Development

Local Plan, Policy CC1, Climate Change

Local Plan, Policy CC2, Sustainable Design & Construction

Local Plan, Policy RE1, Low Carbon & Renewable Energy

The Energy Strategy for the Proposed Development will be set out in more detail at the Reserved Matters application stage and will consider the following guiding principles in line with the **Energy Hierarchy** approach; which advocates prioritising building fabric and services performance improvements over the installation of on-site LDC technologies.

- **Passive Energy Measures:**

Such as,

- Location, sizing and massing of dwellings to maximise levels of natural daylight
- High performance glazing on windows and external glass
- Low air leakage with minimal need to puncture the external envelope for the fitting of water, heating and other systems
- High insulation performance across all buildings

- **Energy Efficiency Measures:**

Such as,

- Improved boiler efficiencies
- Reducing standing losses from pipes and cylinders
- Increased hot water generating efficiencies
- Energy efficient LED lighting
- Low energy motors in pumps and fans

- **Low or Zero Carbon (LDC) Measures:**

In order to comply with the Barnsley Local Plan, there is an ambition that 15% of the energy used by a new build development should be from renewable sources. There is also an ambition for 20% of the energy used in the borough to be from renewable sources by 2025. Potential options include:

- Combined heat and power
- Solar photovoltaic
- Air source heat pumps

See the Energy Statement, accompanying this Application, for further detail.

Water

Development proposal credentials for the following sustainability policies are summarised in this section:

Local Plan, Policy GD1, General Development

Local Plan, Policy CC1, Climate Change

Local Plan, Policy CC3, Flood Risk

Local Plan, Policy CC4, Sustainable Drainage Systems

Local Plan, Policy CC AC1, Water Resource Management

Local Plan, Policy Poll1, Pollution Control & Protection

The UK Government Flood Map for Planning confirms that the Site is located within an area classified as Flood Zone 1 which indicates there is less than a 0.1 per cent (1 in 1000) chance of flooding from rivers or sea occurring each year.

As detailed design progresses the surface water run-off from the site will be managed to ensure there is no increase in surface water flood risk to the Site or to downstream receptors following development, where viable, and allowances will be made to safely manage future increases in run-off due to changing climates.

The following guiding principles will be considered to ensure that surface water run-off is managed as close to its source as possible in line with the following **SuDS Hierarchy**:

- **Prevention:** Good housekeeping and site design to reduce and manage runoff and pollution, e.g. land use planning, reduction of paved surfaces.
- **Source control:** Runoff managed as close to the source as possible to prevent migration of pollution e.g. using green roofs, rainwater harvesting, permeable paving, filter strips.
- **Site control:** Runoff managed in a network across a site using a series of SuDS features in sequence. By providing several SuDS in a series, treatment is enhanced. By slowing down water, sediment will settle out, and by passing water through a variety of features, different treatment mechanisms will be used (e.g. vegetation or gravel filtration, attenuation basins).

A water efficient strategy will also be considered to manage daily water consumption by occupants including:

- Low flow / dual flush toilets, aerated taps / shower heads with flow restrictors
- A-rated, low water consuming appliances (where provided)
- Water meters, and where appropriate sub-meters, to enable tenants to monitor water use
- Irrigation by natural rainfall to green infrastructure / landscaping

See the Flood Risk Assessment and Conceptual Drainage Plan, accompanying this Application, for further detail.

Biodiversity

Development proposal credentials for the following sustainability policies are summarised in this section:

Local Plan, Policy GD1, General Development

Local Plan, Policy CC1, Climate Change

Local Plan, Policy GS1, Green Space

Local Plan, Policy BIO1, Biodiversity & Geodiversity

Local Plan, Policy LC1, Landscape Character

The Applicant has appointed Ecologists to assess the baseline ecological value of the Site, identify any flora and fauna requiring protection and advise of measures to protect or enhance local biodiversity. The majority of the Site is semi improved, heavily grazed grassland with some scattered scrub and ponds bounded to the south by a disused railway colonised by scrub and to the north by a stone wall. The surveys identified a number of valuable habitat features and protected species that will need to be respected and relevant mitigation embedded into any future Reserved Matters applications.

Based on the Ecologists' recommendations, a range of measures have already been embedded into the indicative layout to maintain green infrastructure on the Site; including the potential for:

- existing hedges and bushes bounding the site to be retained.
- existing species rich grassland to be retained.
- a buffer strip of vegetation to be retained adjacent to the disused railway line at the south.
- private gardens to new houses.

Further measures for consideration during design and specification of landscaping, construction and management phases include:

- Translocation of key grassland areas.
- Protection of retained habitats. Establish Ecological Protection Zones (EPZs) with an appropriate buffer during the construction phase.
- Carefully managed site clearance. Vegetation clearance works and demolition avoided during the bird nesting season or, if necessary, preceded by a search for nesting birds by a suitably qualified Ecologist.
- Sensitive lighting scheme for bats.
- Provision of bird boxes on selected dwellings to provide safe areas for target local species.
- Footpath creation to encourage access away from retained grassland areas.
- An appropriate mowing regime and monitoring programme for the grassland.

See the Ecological Appraisal and Design & Access Statement, accompanying this Application, for further detail.

Appendix A: National & Local Planning Policy

National Planning Policy Framework (NPPF), July 2018

The Government published the revised National Planning Policy Framework on 24th July 2018 with the policies within it applicable from this date. It replaced the previous NPPF, published in 2012.

The revised NPPF incorporates policy proposals previously consulted on in the **Housing White Paper** and the **Planning for the right homes in the right places consultation**; along with additional proposals set out in **Budget 2017** to change planning policy and legislation to bring forward more land in the right places.

The following tables summarise pertinent policies relevant to environmental sustainability within the current NPPF.

14. MEETING THE CHALLENGE OF CLIMATE CHANGE, FLOODING & COASTAL CHANGE	
148	The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
Planning for climate change	
149	Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures ⁴⁸ . Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.
150	New development should be planned for in ways that: a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.
151	To help increase the use and supply of renewable and low carbon energy and heat, plans should: a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts); b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.

14. MEETING THE CHALLENGE OF CLIMATE CHANGE, FLOODING & COASTAL CHANGE

- 152** Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.
- 153** In determining planning applications, local planning authorities should expect new development to:
- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
 - b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
- 154** When determining planning applications for renewable and low carbon development, local planning authorities should:
- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
 - b) approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.

Planning and flood risk

- 155** Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- 156** Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards.
- 157** All plans should apply a sequential, risk-based approach to the location of development – taking into account the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:
- a) applying the sequential test and then, if necessary, the exception test as set out below;
 - b) safeguarding land from development that is required, or likely to be required, for current or future flood management;
 - c) using opportunities provided by new development to reduce the causes and impacts of flooding (where appropriate through the use of natural flood management techniques); and
 - d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations

14. MEETING THE CHALLENGE OF CLIMATE CHANGE, FLOODING & COASTAL CHANGE

- 158** The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.
- 159** If it is not possible for development to be located in zones with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in national planning guidance.
- 160** The application of the exception test should be informed by a strategic or site-specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. For the exception test to be passed it should be demonstrated that:
- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
 - b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- 161** Both elements of the exception test should be satisfied for development to be allocated or permitted.
- 162** Where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again. However, the exception test may need to be reapplied if relevant aspects of the proposal had not been considered when the test was applied at the plan-making stage, or if more recent information about existing or potential flood risk should be taken into account.
- 163** When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:
- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
 - b) the development is appropriately flood resistant and resilient;
 - c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
 - d) any residual risk can be safely managed; and
 - e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.
- 164** Applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 50 of the NPPF 2018.

14. MEETING THE CHALLENGE OF CLIMATE CHANGE, FLOODING & COASTAL CHANGE

- 165** Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:
- a) take account of advice from the lead local flood authority;
 - b) have appropriate proposed minimum operational standards;
 - c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
 - d) where possible, provide multifunctional benefits.
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15. CONSERVING & ENHANCING THE NATURAL ENVIRONMENT

- 170** Planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
 - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
 - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
 - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
 - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
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- 171** Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.
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- 172** Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be
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15. CONSERVING & ENHANCING THE NATURAL ENVIRONMENT

demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

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- 173** Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 172 above), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.
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Habitats & biodiversity

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- 174** To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity⁵⁶; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

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- 175** When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

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- 176** The following should be given the same protection as habitats sites:
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15. CONSERVING & ENHANCING THE NATURAL ENVIRONMENT

- a) potential Special Protection Areas and possible Special Areas of Conservation;
- b) listed or proposed Ramsar sites; and
- c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

177 The presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on a habitats site is being planned or determined.

Ground conditions & pollution

178 Planning policies and decisions should ensure that:

- a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

179 Planning policies and decisions should ensure that:

- a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

180 Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this

15. CONSERVING & ENHANCING THE NATURAL ENVIRONMENT

reason; and

c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

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| 181 | Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan. |
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| 182 | Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing restrictions places on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed. |
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| 183 | The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities. |
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National Housing Standards Review & Zero Carbon

Government issued a **Ministerial Statement on 25 March 2015** setting out the conclusion of the **Housing Standards Review**. The statement set out a new policy on the application of technical housing standards that applied immediately to all local planning authorities and qualifying bodies. This had a direct effect on the application of existing Code policies, and the setting of new Code policies.

Following consultation in 2014 the Government elected to **remove the Code for Sustainable Homes** and incorporate new additional optional Building Regulations on water and access, and a new national space standard. The aim is to boost industry activity through reduced regulatory and financial burdens. The national **Housing – Optional Technical Standards** came into force in October 2015.

Local planning authorities have the option to set additional technical requirements exceeding the minimum standards required by Building Regulations in respect of **access** and **water**, and an optional nationally described **space standard**. Local planning authorities will need to gather evidence to determine whether there is a need for additional standards in their area, and justify setting appropriate policies in their Local Plans.

Mandatory Building Regulations covering the **physical security** of new dwellings came into force on 1 October 2015 and planning authorities should no longer seek to impose any additional requirements for security of individual dwellings through plan policies, though designing for security of site layout remains a valid planning consideration.

The **Housing – Optional Technical Standards** have come about because of clauses within the **Deregulation Act 2015**.

The Act also brings in a Clause which will amend the Planning and Energy Act 2008 to **prevent local authorities from requiring higher levels of**

energy efficiency than Building Regulations. This second **Clause has yet to be commenced**, and the written ministerial statement stated that this is expected to happen alongside the introduction of zero carbon homes policy in late 2016.

However, the Government's productivity plan, **HM Treasury, Fixing the foundations, published on 10 July 2015**, confirmed the **removal of the standards for Zero Carbon Homes** from 2016 as follows:

'The government does not intend to proceed with the zero carbon Allowable Solutions carbon offsetting scheme, or the proposed 2016 increase in on-site energy efficiency standards, but will keep energy efficiency standards under review, recognising that existing measures to increase energy efficiency of new buildings should be allowed time to become established.'

Therefore, from 26 March 2015 until the amendment of the Planning and Energy Act (for which there are no current timescales), the Government's policy is that where there is an existing plan policy which references the Code, authorities may continue to only apply the following in respect to energy performance for new build homes:

*'Set a standard equivalent to the (outgoing) Code Level 4 requirements, which state a **19% improvement above Building Regulations Approved Document L1A 2013 England**.'*

In respect of cases such as where developments are legally contracted to apply a Code policy or where a case has been granted permission subject to condition stipulating discharge of a Code level prior to 26 March 2015, legacy arrangements will apply.

It is therefore inferred that the wider Code Level requirements of Local Development Plan Documents are no longer a material consideration and cannot be stipulated as a planning condition.

Housing White Paper

Government issued the White Paper **“Fixing our broken housing market”** on 7 February 2017, which sets out a broad range of reforms that government plans to introduce to help reform the housing market and increase the supply of new homes.

The Government defines its proposals as four steps to achieving the objective of boosting new housing supply, to deliver ‘between 225,000 and 275,000 homes every year’.

The steps are:

1. **Planning for the right homes in the right places** - principally by using local and neighbourhood plan policies.
2. **Building homes faster** - mainly by better linking infrastructure with housing development, more efficient development management and addressing the construction skills shortages.
3. **Diversifying the housing market** - focussing on increasing the numbers of small and medium-size builders, promoting more varied forms of tenure (e.g. rental) and encouraging ‘modern methods of construction’.
4. **Helping people now** - by meeting all of the population’s diverse housing needs.

The revised National Planning Policy Framework, 2018, incorporates policy proposals set out in the Housing White Paper, 2017.

Barnsley Metropolitan Borough Council's Local Plan

Barnsley Metropolitan Borough Council's Local Plan sets out the strategic approach to development for the borough up to 2033. The Local Plan was adopted in January 2019 and is the key Development Plan Document in the Local Development Framework (LDF).

Policies CC2 to RE1 provide the detailed policy framework for the implementation of interventions/ initiatives identified in the Climate Change Chapter of the Local Plan. The following table summarises the policies relevant to environmental sustainability within the Local Plan.

ENVIRONMENTAL STANDARDS	DESCRIPTION
Local Plan Policy GD1 General Development	Proposals for development will be approved if: • There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents; • They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land; • They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land; • They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape; • Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated; • Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas; • Any drains and, culverts and other surface water bodies that may cross the site are considered; • Appropriate landscaped boundaries are provided where sites are adjacent to open countryside; • Any pylons are considered in the layout; and • Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.
Local Plan Policy D1 High Quality Design & Placemaking	Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including: • Landscape character, topography, green Infrastructure assets, important habitats, woodlands and other natural features; • Views and vistas to key buildings, landmarks, skylines and gateways; and

ENVIRONMENTAL STANDARDS	DESCRIPTION
	• Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality. Through its layout and design development should: • Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment; • Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas; • Help to transform the character of physical environments that have become run down and are lacking in distinctiveness; • Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces; • Provide clear and obvious connections to the surrounding street and pedestrian network; • Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances; • Promote safe, secure environments and access routes with priority for pedestrians and cyclists; • Create clear distinctions between public and private spaces; • Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details; • Make the best use of high quality materials; • Include a comprehensive and high quality scheme for hard and soft landscaping; and • Provide high quality public realm
Local Plan Policy CC1 Climate Change	We will seek to reduce the causes of and adapt to the future impacts of climate change by: • Giving preference to development of previously developed land in sustainable locations; • Promoting the reduction of greenhouse gas emissions through sustainable design and construction techniques; • Locating and designing development to reduce the risk of flooding; • Promoting the use of Sustainable Drainage Systems (SuDS); • Promoting and supporting the delivery of renewable and low carbon energy; and • Promoting investment in Green Infrastructure to promote and encourage biodiversity gain.
Local Plan Policy CC2 Sustainable Design & Construction	Development will be expected to minimise resource and energy consumption through the inclusion of sustainable design and construction features, where this is technically feasible and viable.

ENVIRONMENTAL STANDARDS	DESCRIPTION
	All non-residential development will be expected, to achieve a minimum standard of BREEAM 'Very Good' (or any future national equivalent). This should be supported by preliminary assessments at planning application stage. <i>Supporting text</i> <i>Development proposals will be expected to consider energy efficiency and sustainable design from the outset and will be required to include details of their sustainability within their Design and Access Statement.</i> <i>For housing development energy efficiency is regulated by Building Regulations. We will encourage energy efficiency that exceeds those minimum standards set out in national standards and take that into account where proposed in support of a planning application.</i> <i>We will use the BREEAM (British Research Establishment Assessment Method) to measure the environmental performance of all non-domestic buildings. As well as energy use and the emissions generated BREEAM deals with water use, materials and waste management, land use and ecology, pollution, health and well-being and transport.</i> <i>We will encourage and plan for sustainable decentralised zero or low carbon energy generation, such as biomass-fuelled district heating or combined heat and power (CHP) schemes. Where a heat network is not available or viable, a contribution ensuring connection to a future district heating scheme is required on suitable developments.</i> <i>Developments not connected and unsuitable for future connection to a heat network will rely on energy generated from renewables, like solar panels, photovoltaics and heat pumps.</i>
Local Plan Policy CC3 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 from any sources of flooding, or would give rise to flooding elsewhere; • Ensuring that in the Functional Floodplain (Flood Zone 3b), only water compatible development or essential infrastructure (subject to the flood risk exception test) will be allowed. In either case it must be demonstrated that there would not be a harmful effect on the ability of this land to store floodwater; • Requiring developers with proposals in Flood Zones 2 and 3 to provide evidence of the sequential test and exception test where appropriate; • Requiring site-specific Flood Risk Assessments (FRAs) for proposals over 1 hectare in Flood Zone 1 and all proposals in Flood Zones 2 and 3; • Expecting proposals over 1000 m2 floor space or 0.4 hectares in Flood Zone 1 to demonstrate how the proposal will make a positive contribution to reducing or managing flood risk; • Expecting 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;

ENVIRONMENTAL STANDARDS	DESCRIPTION
	• Requiring development proposals to use Sustainable Drainage Systems (SuDS) in accordance with policy CC4; and • Using flood resilient design in areas of high flood risk.
Local Plan Policy CC4 Sustainable Drainage Systems	All major development will be expected to use Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it can be demonstrated that all types of SuDS are inappropriate. The Council will also promote the use of SuDS on minor development. To enable the Council to determine the suitability of a proposed SuDS scheme: • Outline Planning applications must be supported by a conceptual drainage plan and SuDS design statement. • Detailed Planning applications must be supported by a detailed drainage plan and SuDS design statement, which should contain information on how the SuDS will operate, be managed and maintained for the lifetime of the development.
Local Plan Policy CC AC1 Water Resource Management	To conserve and enhance the Boroughs water resources proposals will be supported which: a. do not result in the deterioration of water courses and which conserve and enhance: - the natural geomorphology of water courses - water quality; and - the ecological value of the water environment, including watercourse corridors b. make positive progress towards achieving “good” status or potential under the Water Framework Directive in the boroughs surface and ground water bodies. c. manage water demand and improve water efficiency through appropriate water conservation techniques including rainwater harvesting and grey-water recycling d. dispose of surface water appropriately and improve water quality through the incorporation of SuDS, in accordance with Policy CC4.
Local Plan Policy RE1 Low Carbon & Renewable Energy	All developments will be expected to seek to incorporate initially appropriate design measures, and thereafter decentralised, renewable or low carbon energy sources in order to reduce carbon dioxide emissions and should at least achieve the appropriate carbon compliance targets as defined in the Building Regulations. We will allow development that produces renewable energy as long as there is no material harm upon: • The character of the landscape and appearance of the area; • Living conditions; • Biodiversity, Geodiversity and water quality; • Heritage assets, their settings and cultural features and areas; • Key views of, from or to scenic landmarks or landscape features

ENVIRONMENTAL STANDARDS	DESCRIPTION
	• Highway safety, and • Infrastructure including radar. In assessing effect, we will consider appropriate mitigation which could reduce harm to an acceptable level. Proposals will be expected to include information regarding their efficiency. Proposals must be accompanied by information that shows how the local environment will be protected, and that the site will be restored when production ends. Proposals for development that produces renewable energy will be assessed against this policy. Such developments can include wind turbines, biomass heating systems, roof mounted wind turbines, photovoltaic cell, ground source heating and cooling systems and hydroelectric power. The policy does not apply to wind turbines, which will be considered against government policy as set out in the written ministerial statement of 18 June 2015 and clarified in Planning Practice Guidance. Given Barnsley's coal mining history, the potential for water at or near the surface of flooded redundant mine workings may form a sustainable local means to power ground source heat pumps. We encourage consideration of the use of this technology in commercial properties and in the future, as technology advances, in domestic properties.
Local Plan Policy GS1 Green Space	In order to improve the quantity, quality and value of green space provision we will require qualifying new residential developments to provide or contribute towards green space in line with the standards set out in the green space strategy and in accordance with the requirements of the Infrastructure and Planning Obligations Policy. The Supplementary Planning Document '<i>Open Space Provision on New Housing Developments</i>' offers guidance to developers on what will be expected in terms of open space provision in order to achieve those standards. Where there is a requirement to provide new green space, an assessment will be carried out to determine the most appropriate provision, taking into account site characteristics and constraints. In cases where it is deemed unsuitable to make provision for open space within or adjacent to a development site, suitable off-site open space facilities may be acceptable either as new facilities or improvements to those existing. Where appropriate new green space should secure access to adjacent areas of countryside.
Local Plan Policy BIO1 Biodiversity & Geodiversity	Development will be expected to conserve and enhance the biodiversity and geological features of the borough by: • protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard to designated wildlife and geological sites of international, national and local significance, ancient woodland and species and habitats of principal importance identified via Section 41 of the Natural Environment & Rural

ENVIRONMENTAL STANDARDS	DESCRIPTION
	Communities Act 2006 (for list of the species and habitats of principal importance) and in the Barnsley Biodiversity Action Plan. • maximising biodiversity and geodiversity opportunities in and around new developments. • conserving and enhancing the form, local character and distinctiveness of the boroughs natural assets such as the river corridors of the Don, the Dearne and Dove as natural floodplains and important strategic wildlife corridors. • development which may harm a biodiversity or geological feature or habitat, including ancient woodland and aged or veteran trees found outside ancient woodland, will not be permitted unless effective mitigation and/or compensatory measures can be ensured. • development which adversely effects a European Site will not be permitted unless there is no alternative option and imperative reasons of overriding public interest (IROPI). Proposals will be expected to have followed the national mitigation hierarchy (avoid, mitigate, compensate) which is used to evaluate the impacts of a development on biodiversity interest. • protecting ancient and veteran trees where identified. • encouraging provision of biodiversity enhancements.
Local Plan Policy LC1 Landscape Character	Development will be expected to retain and enhance the character and distinctiveness of the individual Landscape Character area in which it is located (as set out in the Landscape Character Assessment of Barnsley Borough 2002 and any subsequent amendments).
Local Plan Policy CL1 Contaminated Land & Unstable Land	Development which would be harmful to the special qualities of the Peak District National Park will not be allowed. Where the future users or occupiers of a development would be affected by contamination or stability issues, or where contamination may present a risk to the water environment, proposals must be accompanied by a report which: • shows that investigations have been carried out to work out the nature and extent of contamination or stability issues and the possible effect it may have on the development and its future users, the natural and historic environment; and • sets out detailed measures to allow the development to go ahead safely, including, as appropriate: ○ removing the contamination; ○ treating the contamination; ○ protecting or separating the development from the effects of the contamination; and ○ addressing land stability issues resulting from former coal mining activities. Where measures are needed to allow the development to go ahead safely, these will be required as a condition of any planning permission.

ENVIRONMENTAL STANDARDS	DESCRIPTION
Local Plan Policy Poll1 Pollution Control & Protection	Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people. We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against. Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.
Local Plan Policy AQ1 Development in Air Quality Management Areas	Development which impacts on areas sensitive to air pollution in air quality management areas will be expected to demonstrate that it will not have a harmful effect on the health or living conditions of any future users of the development in terms of air quality (including residents, employees, visitors and customers), taking into account any suitable and proportionate mitigation required for the development. We will only allow residential development which impacts on areas sensitive to air pollution, where the developer provides an assessment that shows living conditions will be acceptable for future residents, subject to any required mitigation. We will only allow development which impacts on areas sensitive to air pollution which could cause more air pollution, where the developer provides an assessment that shows there will not be a significantly harmful effect on air quality, subject to any required mitigation. Furthermore, development which impacts on areas sensitive to air pollution due to traffic emissions will be expected to demonstrate suitable and proportionate mitigation relative to the increased traffic emissions generated by the development.

