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For and on behalf of
Barnsley Community Solutions

PLANNING REPORT

New Lodge, Barnsley

Prepared by
DLP Planning Ltd

July 2009

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dynamic development solutions ™

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1.0 Introduction

1.1 This planning statement has been produced by DLP Planning Ltd on behalf of Barnsley Community Solutions in support of their planning application for the construction of a new Primary Care Centre which will contain a health centre with three GP practices and a pharmacy, plus associated parking at New Lodge, Barnsley.

1.2 The Planning Statement will cover the following:

- Background to the project
- Site and its context
- Development proposal
- Planning Policy Context
- Overview of the application proposal

1.3 The site is located 2.5 km north east of Barnsley town centre on an area of land bounded by Wakefield Road, Langsett Road and Wensley Road.

1.4 The area where the development is to be located lies within a designated Housing Policy Area and immediately to the south of the site is an area designated in the current UDP as Urban Greenspace.

1.5 It will be demonstrated within this statement that the proposal is in compliance with all national, regional and local planning policy and that no demonstrable harm will result from the development.

2.0 Background to the Project

2.1 The development of the community based health centre facility is being facilitated by NHS LIFT (Local Implement Finance Trust), which is a Government funded initiative to revitalise primary care premises in perpetuity with private sector parties.

2.2 A key challenge for primary care is to invest in premises so that they are fit for purpose, meet the requirements for modern integrated primary care and can be delivered efficiently. The Government is committed to sustained real terms increases in NHS funding - this additional funding must deliver changes in the way services are provided.

2.3 LIFT starts with a local health economy getting together to develop its Strategic Service Development Plan. This planning process enables all of the statutory bodies that have a responsibility for improving health in a locality to plan for the health needs of their population.

2.4 The NHS LIFT approach provides a number of benefits. It establishes a long term sustainable relationship focused on delivering primary care investment and services; it will involve the private sector where they can add most value. Most importantly, it will provide investment in modern integrated primary care services in areas where patients most need it.

2.5 The NHS LIFT approach provides a number of benefits including:

- Offers GP flexible base arrangements
- Delivers a significant number of premises in a short time
- Facilitates the integration of services, not only in terms of health, but also community and social services
- Establishes a long sustainable relationship focused in delivering primary care investment and services
- Investment in modern integrated primary care services

2.6 Barnsley Community Solutions is the public – private partnership set up specifically to develop and maintain community based primary health and social care premises in the Barnsley Area.

2.7 Barnsley was one of the first wave of LIFT partnerships in the UK and the first to open facilities to include GP surgeries, primary care trust departments and local authority departments all under one roof.

2.8 The Goldthorpe, Thurnscoe and Worsbrough Centres were the first to be completed and each incorporate GP surgeries, Barnsley Connect services, Barnsley Social Services and a pharmacy for the local community. A further two centres in Cudworth and Grimethorpe were opened in 2008.

3.0 Site Context

3.1 The proposal site is approximately 1 acre of land and forms part of an area of urban greenspace in the urban area of New Lodge. New Lodge is approximately 2.5km to the north of Barnsley Town Centre and is situated within the Barnsley Urban Community Area as identified in the adopted UDP Proposals Map. The site itself is situated within a Housing Policy Area with the area to the south being designated as Urban Greenspace.

3.2 The site fronts Wakefield Road where Laithes Lane joins it at a busy light controlled traffic junction. Wakefield Road is a major arterial route out of Barnsley and supports good quality public transport.

3.3 The north side of Wakefield Road is a well used, local shopping centre which includes a Barnsley Connects Centre, supermarkets and a Post Office.

3.4 The site is well served by public transport with bus stops outside the site on Wakefield Road.



Aerial Photograph 1 – View to front of site showing junction of Wakefield Road and Laithes Lane.

3.5 The frontage to Wakefield Road was formerly occupied by community buildings with further community housing being located on Langsett Road and Wensley Road. The housing nearest to the listed building still remains, although the remainder of the social housing has been demolished giving the site the appearance of a 'greenfield site'. Although New Lodge has a distinctive street character much of the post war development nearest the site is poor quality and was identified in the Draft Masterplan report prepared for Berneslai Homes as being a priority for redevelopment.



Aerial Photograph 2 – View from South of site



Aerial Photograph 3 – View from East of site

3.6 At the far end of the open space, away from the junction with Wakefield Road, is New Lodge which is a Grade 2 listed building. This was a former country house designed by John Carr for his nephew John Clarke which became a nursing home and is now occupied by Alcoholics Anonymous. The setting of this listed building has been harmed by the overdominance of the more recent extensions to the building located to the north west.



Aerial Photograph 4 – aerial view of the site showing the position of the listed building to the south of the proposal site

4.0 Application Proposals

4.1 In order to assess whether the proposals are in compliance with national, regional and local policy, it is pertinent to discuss what is being proposed.

4.2 The proposal is for the development of a new LIFT centre within New Lodge to provide accommodation for Barnsley Primary Care Trust.

4.3 The development will accommodate 3 GP practices, a pharmacy, shared facilities and clinical accommodation including a small surgery together with associated car parking, siting for a temporary MRI scanner within the car park accessed from Langsett Road and landscaping of the site.

4.4 The scheme will provide a landmark building on this main arterial route through New Lodge incorporating a variety of roof heights and a mix of materials to provide a high quality contemporary design.

4.5 The juxtaposition of brickwork, timber cladding and glazing will create a lively and appealing façade to provide a landmark building along Wakefield Road and will also serve to break up the overall massing of the building. The use of timber cladding will add horizontality to the building which will ensure that the building does not appear over dominant within the street scene.

4.6 The use of varying sizes of windows will further break up the massing and enhance the visual interest of the building along all elevations.

4.7 The use of single and two storey elements creates a visually stimulating massing arrangement and allows for different views into and around the site and in particular respects the setting of the listed building to the south allowing views of both this and the urban greenspace from Wakefield Road.

4.8 Further visual amenity is provided by wrapping the building around the north eastern corner of the site. This corner will accommodate the pharmacy and therefore create a lively frontage along Wakefield Road whilst ensuring that the services that require quieter accommodation can be located elsewhere in the building.

4.9 Where possible the consulting rooms are situated away from Wakefield Road to not only reduce any detrimental impact from traffic noise, but also to allow visual linkages into the urban greenspace to the rear providing an attractive outlook for both GP's and patients in the centre.

4.10 The scheme will provide two areas of car parking, one providing 20 car parking spaces accessed off Wensley Road and a second accessed off Langsett Road providing 44 car parking spaces. There will also be trees and low planting along this boundary to provide additional screening thus further reducing any demonstrable harm. The proposals will provide designated disabled parking spaces along with cycle parking provision.

4.11 The park will also be able to facilitate a mobile MRI scanner when required with adequate turning and manoeuvrability for the carrier vehicle.

4.12 The main entrance to the building will be via Wakefield Road allowing this frontage to be active during the day. It also provides a logical entrance along this main route through the urban area. An entrance from the car park will also be provided to ensure that

disabled patients can access the building safely and easily without the need to travel all the way around the building to the front entrance.

4.13 There will be a combined reception area for all three GPs with each practice being located off this area. Access to the first floor is via both lift and stairs to ensure that disabled patients have access to all areas of the centre.

4.14 Landscaping will be provided which will create an attractive environment for both the employees and patients as well as providing a visual contrast with the contemporary design of the building.

4.15 The applicant has also undertaken external public consultation to demonstrate to the local community what is trying to be achieved by the application proposal. The details of the public consultation are contained in the supporting document 'Design Consultation' which accompanies this application.

5.0 Planning Policy Context

National Planning Guidance

Planning Policy Statement 1 – Delivering Sustainable Development

5.1 PPS1 sets out the overarching policies on the delivery of sustainable development through the planning system.

5.2 The key objectives of PPS1 are set out within paragraph 5 and state that planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- *making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;*
- *contributing to sustainable economic development;*
- *protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;*
- *ensuring high quality development through good and inclusive design, and the efficient use of resources; and,*
- *ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community*

5.3 The proposal site is located within New Lodge which forms part of the urban area of Barnsley, approximately 2.5km north east of Barnsley Town Centre and is identified as being within the Barnsley Urban Community Area.

5.4 The development of a well designed community facility in this Housing Policy Area will regenerate this area and make efficient use of this under utilised piece of land within the urban area of New Lodge.

5.5 Allowing the range of uses within the proposed building will enable a more efficient use of this Housing Policy site and forms part of the wider regeneration of this area.

5.6 The location of a mixed use community facility in this highly sustainable location will allow people to travel to the site via a range of transport modes, including the high frequency public transport network.

5.7 In particular, development plans should promote development that creates socially inclusive communities and includes a suitable mix of uses and should:

> *'address accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure and community facilities' (paragraph 16).*

5.8 Planning Authorities should promote a strong, stable and productive economy that aims to bring jobs and prosperity for all (Paragraph 23). Local Planning Authorities should seek to, inter alia (Paragraph 27):

- *(ii) Promote urban and rural regeneration to improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities. Policies should promote mixed use developments for locations that allow the creation of linkages between different uses and can thereby create more vibrant places.*

- *(iii) Promote communities which are inclusive, healthy, safe and crime free, whilst respecting the diverse needs of communities and the special needs of particular sectors of the community.*

- *(iv) Bring forward sufficient land of a suitable quality in appropriate locations to meet the expected needs for housing, for industrial development, for the exploitation of raw materials such as minerals, for retail and commercial development, and for leisure and recreation – taking into account issues such as accessibility and sustainable transport needs, the provision of essential infrastructure, including for sustainable waste management, and the need to avoid flood risk and other natural hazards.*

- *(v) Provide improved access for all to jobs, health, education, shops, leisure and community facilities, open space, sport and recreation, by ensuring that new development is located where everyone can access services or facilities on foot, bicycle or public transport rather than having to rely on access by car, while recognising that this may be more difficult in rural areas.*

- *(vi) Focus developments that attract a large number of people, especially retail, leisure and office development, in existing centres to promote their vitality and viability, social inclusion and more sustainable patterns of development.*

- *(vii) Reduce the need to travel and encourage accessible public transport provision to secure more sustainable patterns of transport development. Planning should actively manage patterns of urban growth to make the fullest use of public transport and focus development in existing centres and near to major public transport interchanges.*

- *(viii) 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.*

5.9 The scheme will provide improved health facilities for the local community and whilst it is accepted that the site is classed as greenfield, the high quality design and provision of facilities to meet the local need are considered to be sufficient justification for the application proposals. The scheme will be well linked to the local shopping centre via pedestrian links across Wakefield Road to allow a more vibrant mix of uses within this urban area. The provision of the LIFT centre will improve the opportunities of the community to access health care provision in a suitable location.

5.10 The site is currently designated as Housing Policy Area within the adopted Barnsley UDP; however it is considered that the application proposal for a primary healthcare centre and pharmacy are acceptable uses in this residential area.

5.11 The location of the site within the centre of New Lodge ensures that it is accessible to the local population via a range of transportation modes including walking, cycling and public transport. Parking will also be provided as the proposal is for a health care facility it will not always be possible for patients to access the building without the aid of a private motor vehicle. The application proposal is highly accessible to the public transport provision in the area and is also well related to the existing local shopping area located on the north side of Wakefield Road.

5.12 Paragraph 35 determines that high quality and inclusive design should be the aim of all those involved in the development process. High quality and inclusive design should be utilised to create well mixed spaces and integrated developments which avoid segregation. In order to achieve this, places must function well and add to the overall character and quality of the area for the lifetime of the development.

5.13 In paragraph 38 of PPS1 the Government require development schemes to be judged against their neighbouring buildings and the local area more generally. This states that authorities should not attempt to impose particular styles or tastes but that it should promote local distinctiveness particularly where this is backed up by clear plan policies or supplementary documents on design.

5.14 The design of the application scheme is described in detail within the Design and Access Statement and succeeds in addressing this.

Planning Policy Statement: Planning and Climate Change, Supplement to Planning Policy Statement 1

5.15 This PPS on climate change supplements PPS1 by setting out how planning should contribute to reducing emissions and stabilising climate change and take into account the unavoidable consequences.

5.16 Paragraph 1 of this PPS states that there is a compelling scientific consensus that human activity is changing the world's climate. The Intergovernmental Panel on Climate Change3 highlights that we are already experiencing the effects of climate change and if these changes deepen and intensify, as they will without the right responses locally and globally, we will see even more extreme impacts.

5.17 The Government believes that climate change is the greatest long-term challenge facing the world today. Addressing climate change is therefore the Government's principal concern for sustainable development (Paragraph 3).

5.18 Paragraph 8 states that the aim of the PPS is to set out how regional and local planning can best support the achievement of zero-carbon targets alongside meeting the economic and housing needs of communities.

5.19 Paragraph 11 sets out the principles by which planning authorities should determine planning applications:

- Controls under planning, building control and other regulatory regimes should complement and not duplicate each other.
- Information sought from applicants should be proportionate to the scale of the proposed development, its likely impact on and vulnerability to climate change

and be consistent with that needed to demonstrate with the development plan and this PPS.

- Specific and standalone assessments of new development should not be required where the requisite information can be made available to the planning authority through the submitted Design and Access Statement, or forms part of any environmental impact assessment or other regulatory requirement, and
- In considering planning applications before Regional Spatial Strategies and Development Plan Documents can be updated to reflect this PPS, planning authorities should have regard to this PPS as a material consideration which may supersede the policies in the development plan.

5.20 Paragraph 42 sets out the criteria to be used in determining planning applications. It states that in their consideration of the environmental performance of proposed development, taking particular account of the climate the development is likely to experience over its expected lifetime, planning authorities should expect new development to:

- *comply with adopted DPD policies on local requirements for decentralised energy supply and for sustainable buildings, 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;*
- *take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption, including maximising cooling and avoiding solar gain in the summer; and, overall, be planned so as to minimise carbon dioxide emissions through giving careful consideration to how all aspects of development form, together with the proposed density and mix of development, support opportunities for decentralised and renewable or low-carbon energy supply;*
- *deliver a high quality local environment;*
- *provide public and private open space as appropriate so that it offers accessible choice of shade and shelter, recognising the opportunities for flood storage, wildlife and people provided by multifunctional greenspaces;*
- *give priority to the use of sustainable drainage systems, paying attention to the potential contribution to be gained to water harvesting from impermeable surfaces and encourage layouts that accommodate waste water recycling;*
- *provide for sustainable waste management; and*
- *create and secure opportunities for sustainable transport in line with PPG13 including through:*
- *the preparation and submission of travel plans;*
- *providing for safe and attractive walking and cycling opportunities including, where appropriate, secure cycle parking and changing facilities; and*

- *an appropriate approach to the provision and management of car parking*

5.21 The site is situated adjacent to a piece of designated urban greenspace and as such the proposal takes into account the high quality environment this provides. The building has been orientated to maximise the solar gain and to ensure that natural daylight can be utilised to reduce the need for the consumption of energy.

5.22 Parking provision for both cyclists and motor vehicles has been provided to allow a choice of transport modes. The main entrance is situated along Wakefield Road to encourage access to the site by walking.

5.23 It is considered that the proposals have been designed in order to take into account the requirements of the PPS in order to contribute to the reduction of emissions and promote the use of sustainable energy sources. This is addressed fully within the Sustainability Statement that accompanies this planning application.

Planning Policy Guidance 13 – Transport

5.24 The objectives of PPG13 are to integrate planning and transport at the national, regional, strategic and local level and to promote more sustainable transport choices.

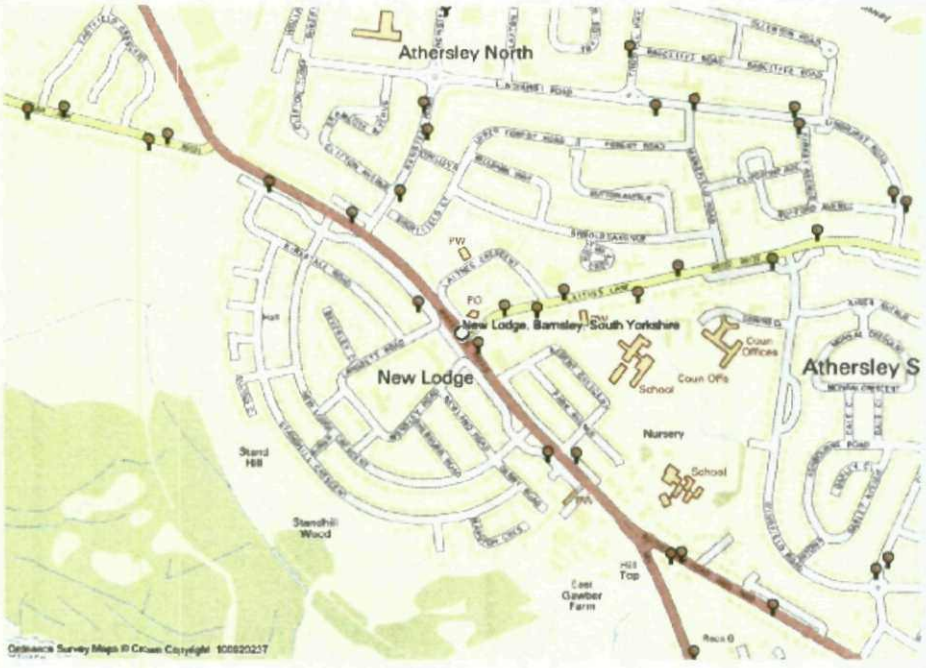
5.25 Paragraph 4 determines the objectives of this guidance which are to integrate planning and transport at the national, regional, strategic and local level to:

- *promote more sustainable transport choices for both people and for moving freight;*
- *promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling, and*
- *reduce the need to travel, especially by car.*

Accessibility

5.26 Paragraph 19 states a key planning objective is to ensure that jobs, shopping, leisure facilities and services are accessible by public transport, walking, and cycling. This is important for all, but especially for those who do not have regular use of a car, and to promote social inclusion.

5.27 As mentioned within Section 3, the site is situated within close proximity to a number of bus stops along Wakefield Road and Laithes Lane. The position of these bus stops is shown on the map below:



5.28 The bus services that run to the site are as follows:

- 11 / 12 Barnsley to Athersley (Via Honeywell, Smithies, New Lodge) This service runs every 10 minutes
- 1 – Barnsley to Staincross (Via New Lodge, Mappelwell) This service runs every 10 minutes
- 194 – Barnsley to Wakefield (Via Athersley, Royston, Ryhill, Newstead, Crofton) This service runs hourly

5.29 *The current services are of a high frequency and connect New Lodge to Barnsley,* Wakefield, Athersley and other outlying settlements.

5.30 Paragraph 39 looks at new health facilities and states that they should be planned to maximise accessibility by non-car modes of transport, whilst at the same time providing good access arrangements for emergency vehicles and those who need to use cars.

5.31 Due to the proximity of a number of bus stops it is considered that the site is highly accessible to a wide population via the public transport system. This means that vulnerable people who are in most need of this type of facility eg the elderly, will be able to access the health centre more easily. Cycle parking will be provided along with designated disabled car parking spaces.

5.32 PPG13 requires that policies in development plans for car parking should set maximum standards in order to promote sustainable transport choices (paragraph 52). The application proposal has 60 car parking spaces with 4 additional car parking spaces for the mobility impaired and is considered to comply with the thrust of this guidance.

5.33 It is therefore considered that the proposals fully comply with the objectives of sustainability promoted through PPG13.

Planning Policy Guidance 15 – Planning and the Historic Environment

5.34 Planning Policy Guidance 15 (PPG15) provides a full statement of Government policies for the identification and protection of historic buildings, conservation areas and other elements of the historic environment. As there is a listed building to the south of the proposal site it is important to consider any potential impacts on the setting of the listed building.

5.35 Paragraph 2.14 of PPG15 states that:

the design of new buildings intended to stand alongside historic buildings needs very careful consideration. In general it is better that old buildings are not set apart, but are woven into the fabric of the living and working community.

5.36 This can be done, provided that the new buildings are carefully designed to respect their setting, follow fundamental 'architectural principles of scale, height, massing and alignment, and use appropriate materials. This does not mean that new buildings have to copy their older neighbours in detail.

5.37 Whilst the full design details will be discussed within the Design and Access Statement, it is considered that given the separation distance between the listed building and the proposal site there will be little demonstrable harm to the setting of the listed building.

5.38 The contemporary design of the scheme will complement and contrast the historic design features of the listed building. This will enhance the relationship between the two buildings by allowing mutually beneficial design styles to work together to create a unique sense of place within the urban area of New Lodge.

5.39 Paragraph 2.15 determines that some historic buildings are scheduled ancient monuments, and many which are not scheduled are either of intrinsic archaeological interest or stand on ground which contains archaeological remains. It further goes on to states that:

It is important in such cases that there should be appropriate assessment of the archaeological implications of development proposals before applications are determined;...

5.40 An initial archaeological desktop evaluation of the site was carried out followed by a Field Evaluation Appraisal by ARCUS and the reports form part of the accompanying supporting information that forms part of the planning application.

<u>The setting of listed buildings</u>

5.41 Paragraph 2.16 states that Sections 16 and 66 of the Act require

authorities considering applications for planning permission or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building.

5.42 Paragraph 2.17 states that:

the setting of individual listed buildings very often owes its character to the harmony produced by a particular grouping of buildings (not necessarily all of great individual merit) and to the quality of the spaces created between them...Where a listed building forms an important visual element in a street, it would probably be right to regard any development in the street as being within the setting of the building. A proposed high or bulky building might also affect the setting of a listed building some distance away, or alter views of a historic skyline.

5.43 The position of the new health care facilities have been sited in order to maintain a visual link from Wakefield Road to the Listed Building and is therefore considered to be in compliance with this element of the guidance in PPG15.

5.44 It is noted that the setting of the listed building has already been compromised by the poor quality extensions situated to the north west. The separation distance of the application proposal from the listed building and the simple modern design are considered to have a neutral impact on the setting of the listed building and as such the proposal is in compliance with national planning guidance.

Planning Policy Guidance 16: Archaeology and planning

5.45 Planning Policy Guidance 16 (PPG16) sets out the Secretary of State's policy on archaeological remains on land, and how they should be preserved or recorded both in an urban setting and in the countryside.

5.46 Paragraph 18 states that:

The desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether that monument is scheduled or unscheduled.

5.47 Paragraph 21 determines that where early discussions with local planning authorities or the developer's own research indicate that important archaeological remains may exist:

it is reasonable for the planning authority to request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken.

5.48 The initial report by South Yorkshire Archaeology Services (SYAS) identified there is the potential for archaeology on the site and required that further archaeological work be undertaken on the site. A desktop survey together with a Field Evaluation Survey has been carried out and is submitted in support of this application.

5.49 The results of the desktop appraisal by ARCUS indicated a requirement for a field evaluation survey and this has been carried out in accordance with National planning guidance and forms part of the supporting information submitted with this planning application.

PPS25 - Development and Flood Risk

5.50 Although the Environment Agency has confirmed that the site lies within Flood Zone 1 and is therefore at low risk of flooding, it is pertinent to consider PPS25 in respect of surface water run off.

5.51 Annexe F of the PPS deals with managing surface water and in particular paragraph F1 states that:

'Sustainable management of this rainfall described as surface water is an essential element of reducing future flood risk to both the site and its surroundings'.

5.52 Paragraph F5 states that the effective disposal of surface water from the development is a material planning consideration in determining proposals.

5.53 The rate of run-off from the site has been agreed with Yorkshire Water and details of the management of surface water for the site are contained in the Drainage Strategy undertaken by MJM which accompanies the application.

Yorkshire and Humber Regional Spatial Strategy (May 2008)

5.54 The Regional Spatial Strategy for the Yorkshire and Humber was adopted in May 2008 and forms part of the development plan alongside the Barnsley Unitary Development Plan.

5.55 Table 2.1 of the Plan sets out the Spatial Vision where it identifies a number of outcomes that will be achieved including improving the health and well being of the population, improving accessibility to opportunities and facilities, increased use of public transport, walking and cycling and reduction in traffic and congestion.

5.56 Policy YH1 sets out the overall approach and key spatial priorities and supports the vision set out in Table 2.1

Policy ENV11: Health, recreation and sport

5.57 This policy states that plans, strategies, investment decision and programmes should help improve the health of residents by:

- *Focusing, concentrating and supporting economic development in and around Regional and Sub Regional Cities and Towns, especially Hull and in South and West Yorkshire*
- *Providing, safeguarding and enhancing high quality facilities for sports and recreation*
- *Maximising opportunities to develop walking and cycling routes and other green infrastructure, especially through Hull and Regional and Sub Regional Cities and Towns in South &West Yorkshire*

5.58 Policy ENV11 further states that development should ensure adequate and accessible health care facilities by:

- *Working with commissioners of health and social care to ensure health and social care provision is targeted as close to people's homes as possible, promoting independence and prevention, and, where not possible, to be easily accessible by public transport*
- *Retaining and developing major health care facilities within Regional Cities, Sub Regional Cities and Towns, and Principal Towns, and supporting provision of outreach facilities in rural areas.*

5.59 The purpose of ENV11 is to provide adequate health care facilities in accessible locations, and to help improve public health by targeting economic development and providing more green infrastructure and walking and cycling routes in the parts of the region with the worst health problems.

5.60 The location of the proposal site within the urban area of New Lodge ensures that there is easy access to the existing residential built form in the locality. It is therefore considered that the proposals are in compliance with the objectives for the development of health care contained within the RSS.

5.61 Table 13.8 relates to destination accessibility and requires that primary health facilities located on nodes of good quality transport corridors radiating from Regional and Sub Regional Cities and towns should be within a 20 minute walking distance of the local population. The application site is surrounded by residential development and therefore the proposed facilities will be within a 20 minute walking distance for a significant proportion of the local population.

Barnsley Unitary Development Plan

Policy H8 – Existing Residential Areas

5.62 This policy requires that areas identified on the proposals maps as housing policy areas should remain predominantly in residential use. Other uses will only be allowed where they are compatible with residential uses. Paragraph 1.63 of the policy justification clearly recognises that facilities such as doctors' surgeries and community uses are clearly compatible with the nature of housing policy areas.

5.63 The application proposal is for a primary health care facility and pharmacy. It is considered that such uses are compatible with residential uses and are therefore appropriate for this site.

Policy GS34 – Urban Greenspace

5.64 The area to the south of the application proposal is designated as Urban Greenspace and therefore Policy GS34 is relevant. This policy states that:

Areas designated as urban greenspace on the proposals map will normally remain open and undeveloped. Proposals for the development of such areas will be assessed for their effect on the present and potential formal and informal function of the areas as:

A) A facility for recreation

B) An area of amenity value

C) An area of nature conservation value; and

D) A link between adjacent areas

A proposal likely to have a significant adverse effect on the function of the area in any such respect will not normally be approved. Where material considerations nevertheless indicated approval, the adverse effects on urban greenspace must be offset by compensatory improvements or additions within or outside the development site, including where appropriate, through planning conditions or obligations

5.65 The application proposal will not develop on any part of the urban greenspace to the south of the site and therefore is in compliance with this policy.

Listed Buildings Policy BE2

5.66 The council will have special regard to the desirability of securing the retention, repair, maintenance and continued use of buildings of special architectural or historic interest. Development which would adversely affect the special architectural or historic interest character of listed buildings will not be permitted. Other buildings considered by the council to be of special architectural or historic interest will be put forward to the department of national heritage for listing.

5.67 The application proposal is considered to be compliant with this policy and will not have a detrimental impact on the setting of the Listed Building to the south of the open space area.

Archaeological Sites - Policy BE3

5.68 This policy states that:

'Where nationally important archaeological remains, whether scheduled or not, and their settings are affected by proposed development there will be a presumption in favour of their physical preservation.

Other unscheduled archaeological remains of more local importance may also be worthy of preservation. Where these features are affected by development proposals, their relative importance will be weighed against other factors including the need for the proposed development.

On sites of identified or potential archaeological significance, the Council may require an archaeological field evaluation to be submitted as part of a planning application'.

5.69 ARCUS have undertaken both a desktop appraisal and an archaeological field evaluation which accompanies the planning application due to the local significance of this site and it is therefore considered to comply with this particular policy.

Policy BE4

5.70 This policy states that:

Where the authority decides that the physical preservation of archaeological remains in situ is not justified, and that development which would destroy the remains should proceed, the Authority will ensure, before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains.

Quality Of Development - Design Standards - Policy BE6

5.71 The council will seek to achieve good design standards for all types of development. Proposals for development will be assessed using the following Design criteria :

A) the quality of layout, and suitability of scale of the development
B) the use, quality, design and landscape treatment of open land within the site and the area around buildings
C) the standard of detailed design and facing materials of proposed buildings

D) the suitability of the whole development for its proposed context and Its relationship with adjoining land uses.

Designs which the council considers unsatisfactory in terms of any of these criteria will be rejected.

Design to Avoid Crime – Policy BE6A

5.72 This policy seeks to provide safer developments that seek to avoid crime through appropriate design and layout. The criteria provided by the policy contribute to better surveillance of developments thereby reducing opportunities for crime.

5.73 The application proposal provides a development which provides windows along all main frontages of the building and increases opportunities for surveillance. The areas of car parking are well related to the building and as such these areas are highly visible

and reduce any opportunities for car related crime. These aspects of the development are considered to contribute towards the opportunity for a safe, crime free development.

Design and Access for the Public – Policy BE6B

5.74 This policy seeks to ensure that all development provides a fully accessible environment, particularly for the disabled through the provision of accessible buildings, mobility standard car parking spaces and taking account the needs of all users, particularly wheelchair users, the blind and partially sighted, people with children and the elderly.

5.75 *The application proposal is considered to comply with this policy and provides an* accessible community building that meets the needs of all users.

5.76 A full analysis of the design process for the proposal is discussed in the Design and Access statement which accompanies the planning application. It is considered that the application proposal fully complies with this policy.

5.77 It is considered that the proposal has been designed to a high quality following advice received during pre-application discussions with the council and feedback from the Barnsley Urban Renaissance Design Advisory Panel (BURDAP). The details of the design are discussed fully within the Design and Access Statement.

Policy T2 – Development and the Highway Network

5.78 This policy only allows for development where any additional demand for travel generated can be accommodated on the highway network without significant detriment to the environment or the safety and ease of movement of vehicles and pedestrians using the network, or through measures to assist public transport, cycling or walking.

5.79 The application has submitted a Transport Assessment which demonstrates that there will be no detrimental impact caused by the development in terms of highway safety. A Travel Plan also accompanies the application proposal which seeks to promote alternative modes of transport to the private motor vehicle and to achieve a modal shift in terms of private car use.

Policy T22 – Car Parking Standards and Contributions

5.80 This policy states that:

'New development shall be provided with no more car parking, servicing and manoeuvring space than is necessary in order to ensure there is no significant adverse impact upon:

a) Highway safety

b) The local environment including the amenity of local residents and adjoining land uses

c) The vitality and viability of Barnsley Town Centre and other shopping and commercial centres.

5.81 The Council's policy is in compliance with PPG13 and ensuring that excessive levels of car parking are not provided discourages the use of the private car and encourages other means of travel such as public transport, walking and cycling.

5.82 The application proposal is considered to provide sufficient car parking to meet with the needs of the development without having any harmful impacts on the factors set out above.

Policy CF1

5.83 This policy states that the provision of community facilities will be encouraged where they:

A) meet community needs
B) are convenient and accessible to pedestrians, cyclists and users of public transport
C) have adequate car parking and access arrangements
D) are compatible with adjoining uses and do not adversely affect residential amenity.

5.84 Paragraph 7.14 in the policy justification requires that where possible, community facilities should be at a local neighbourhood level, readily accessible to and convenient for the catchment population.

5.85 The proposals have been designed specifically to meet the needs of the community through the provision of enhanced primary care facilities within one building in a convenient and accessible location.

5.86 The sites location within the urban area of New Lodge and close proximity to bus stops which provide a frequent bus service to the area ensures that the facility will be accessible to a large proportion of the population. Car parking will be provided at an appropriate level with cycle storage also being provided to encourage non-car modes of transport.

5.87 The residential amenity of nearby properties will not be adversely impacted.

5.88 It is considered that the proposals will provide a good quality community facility to a wide population within a highly sustainable location and as such the proposal complies with the objectives of policy CF1.

5.89 The following UDP policies are specific land use policies for the Barnsley Urban Community Area.

Policy BA2

5.90 The site is situated within a Housing Policy Area as defined on the adopted Proposals Map, therefore Policy BA2 is relevant. This policy states that:

5.91 *in accordance with policy H8, the areas shown on the proposals map as housing policy areas will remain predominantly in residential use.*

5.92 The proposals seek the construction of a health centre which contains three GP practices together with ancillary health facilities and a pharmacy and will meet the needs of the local community. Whilst it is accepted that the scheme is not for a residential use within this Housing Policy Area, the proposals will provide a use compatible to the surrounding buildings and ensure that this underused vacant site is developed with an attractive community facility to make more efficient use of the site.

Policy BA17 – Urban Greenspace

5.93 This policy further reinforces Policy GS34 referred to above and seeks to protect areas of urban greenspace within the Barnsley Urban Community Area. As already stated,

the application proposal does not develop any of the urban greenspace to the south of the site and is therefore in compliance with this particular policy.

Supplementary Planning Guidance

Parking, Transport Assessments and Travel Plans – Supplementary Planning Guidance 32

5.94 This SPG was published in March 2005 and supplements Policy T22 of the UDP which was published before publication of PPG13. The SPG therefore takes account of the guidance in PPG13.

5.95 In accordance with paragraph 52 of PPG13 the SPG sets maximum numbers of car parking spaces for different types of development and in addition to this requires that mobility spaces are provided at a level of 4%.

5.96 The development at New Lodge will provide xx car parking spaces plus xx disabled parking spaces which will accord with these requirements.

Emerging Local Development Framework

5.97 In 2005 Barnsley consulted on the Barnsley Core Strategy Preferred Options, Barnsley Policies Preferred Options and Proposals maps. However, since this time the LDF programme has been delayed and the submission documents originally timed for January 2007 have not been published for consultation.

5.98 It is an understanding that Barnsley has been advised by the Government Office that further work on their evidence base is required.

5.99 At the time of submission Barnsley were in the process of consulting on the Barnsley Core Strategy (Revised Preferred Options). This consultation process is timetabled to run until the 10th August 2009.

5.100 Given that Barnsley is still in the early stages of LDF process it is considered that these documents are not a material consideration in any planning decisions.

6.0 Overview of the Application Proposal

6.1 The application proposal will provide primary health care facilities for three GP practices together with a pharmacy on the site at New Lodge. The provision of a pharmacy is a common feature associated with new primary health care facilities and is considered to be an acceptable ancillary use on the site.

6.2 The application proposal will also provide efficient and sustainable buildings that are fit for purpose and meet the needs of the 21st century. Overall the application proposal will result in many planning benefits which will contribute to the overall regeneration and improvement of the area and create a better sense of place.

6.3 The site is located in a housing policy area and therefore the proposed new health care facilities are acceptable in principle.

6.4 The design of the new facilities has been an iterative process but has sought to create a landmark building on the site based on a number of constraints including:

- the domestic scale of the surrounding buildings,
- the lack of access from Wakefield Road,
- the proximity of the Listed Building,
- the setting of the urban greenspace
- archaeological constraints
- potential flood risk
- ecological constraints
- internal design requirements of the building in accordance with Best Practice and the needs of the end users.

6.5 It is important to identify any potential constraints to the development of the proposals in order to demonstrate how they can be sufficiently alleviated in order to allow planning permission to be granted. Relevant and detailed statements in relation to development constraints have been submitted in support of this application, however, it is considered that it has been demonstrated that these have been satisfactorily addressed and are discussed further below.

Impact on Residential Amenity

6.6 The application proposal has two storey residential development to the west of the site on Langsett Road and therefore the built form has been pulled back into the site away from the properties on Langsett Road to protect the amenity of the residents. This is considered to overcome any likely harmful impacts in relation to the over-dominance of the new health centre on the existing dwellings in this location.

6.7 The north eastern corner of the new development which wraps around the corner of Wakefield Road and Wensley Road forms the two storey element of the building and given the separation distance between this and the nearest house on Wakefield Road which has an intervening area of open space, it is considered that there will be no detrimental impacts on the residential amenity of these residents either through loss of privacy or overbearing.

6.8 The car parking areas located on the east and west boundaries of the proposed development will be well screened using high quality landscaping proposals and as such there will be no demonstrable harm caused by noise or lights to the residential properties in the vicinity of the development.

Flood Risk

6.9 Following consultation from the Environment Agency, it has been confirmed that they have no records of the site having suffered flooding (see Appendix 1).

6.10 The Environment Agency Flood Zone Maps show this site as being within a Flood Risk Zone 1 and therefore there is little or no risk of flooding to this site.

6.11 In accordance, however with PPS25 the application proposal seeks to deal with surface run-off through the sustainable management of rainfall.

6.12 Full details of the measures proposed to be used to manage surface run off are contained in a separate report (Appendix 2), however a discharge rate has been agreed with Yorkshire Water.

6.13 Based on the Environment Agency's response no further work has been undertaken in respect to Flood Risk on this site.

Archaeology

6.14 An archaeological desk based assessment was carried out for this site by South Yorkshire Archaeology Service (SYAS) and recommended a further desktop assessment be undertaken.

6.15 The applicant commissioned ARCUS to undertake a desktop study in March 2009 which recommended a further Field Evaluation Survey to be undertaken. The results of both studies form part of the supporting information that is being submitted with the planning application

6.16 The evaluation study has concluded that the evidence found on site both in terms of landscape features and objects such as ceramics date from the 18th century. There is no evidence to suggest that the moated feature was based on earlier pre-existing features. The report concludes that *'a design solution avoiding impact to archaeological features and deposits , and archaeological mitigation of any features to be affected by the development.'*

Ecology

6.17 An extended Phase 1 habitat survey was carried out by Thomson Ecology Ltd, as well as an external bat scoping survey of buildings of both the application site and the wider area to the south of the development site.

6.18 During the extended Phase 1 habitat survey the site was found to support broadleaved scattered tree, amenity grassland, bare ground and buildings and hard standing.

6.19 Two of the buildings within the survey area were considered to have low potential to support roosting bats. All bats and their roosts are strictly protected under a range of legislation and policy, including the Conservation (Habitats &c) Regulations and the Wildlife and Countryside Act 1981 (as amended). If any redevelopment of the wider area is to occur in the future a further survey is recommended on these two buildings to establish presence or likely absence of bats.

6.20 It was also found that suitable habitat is also present within the survey area to support breeding birds and again, if there is future development within this part of the survey area then the necessary clearance of trees and shrubs is to be undertaken outside the breeding bird survey.

6.21 However, in terms of the application proposal, the main recommendations of the report are as follows:

- Using native trees and shrubs in the landscape design for the redeveloped site.
- Incorporation of bird boxes and bat roosting opportunities, such as bat boxes and bat tubes in the structure of the new buildings; and
- Additional ecological enhancements could include the use of a wild flower lawn mix and a small wildlife pond.

Other Planning Merits of the Proposal

Accessibility

6.22 The site is located within a highly sustainable location with good access to a range of public transport services by virtue of the close proximity of a number of bus stops along the arterial route of Wakefield Road. This will encourage access to the site via non-car modes of transport such as buses thus promoting more sustainable travel.

6.23 The provision of this well designed health centre within the New Lodge urban area will allow easy access to a large proportion of the population via a range of transport modes. The proposals will also provide an enhanced level of health provision within the area which will significantly enhance the community facilities of New Lodge.

6.24 The development also provides sufficient cycle storage to encourage patients to use more sustainable modes of transport to access the health centre. The proximity of the nearby residential areas will provide an easily accessible facility for much of the local population without the need to use the private motor vehicle.

Sustainability

6.25 The proximity of the site in relation to the local shopping centre within New Lodge will mean that the proposal will enhance the vitality and viability of the shopping area by introducing an essential community facility and increasing the sustainability credentials of the area.

6.26 The development of the proposed wide range of medical facilities within one building will also be of substantial benefit to the community by reducing the need to travel to health facilities further away to access the specialised treatment required. The development not only accommodates GP practices, but also a pharmacy, podiatry treatment, talking therapy, minor surgery with associated recovery room and health visitors.

6.27 The provision of all the proposed facilities within one high quality designed building means that this vacant piece of land is being utilised efficiently by allowing a number of uses in one building which would otherwise need to be accommodated within several different buildings. This proposal has not only been designed to provide an attractive and modern landmark feature within the urban area of New Lodge, it has been tailored through consultation with the end users to meet their specific requirements and ensures the needs of both future patients and health worker have been considered.

6.28 One of the main principles of LIFT centres is that they are built around the needs of the patients using information such as Public Health Data, National Policy, Analysis of existing services and predicted future activity levels. Therefore the buildings have been designed to meet the functional needs of the end users which will ensure the long term future of the facilities.

6.29 The application is seeking to achieve a BREEAM excellent rating. A detailed assessment of the sustainability of the proposal is contained in Section xx of the Design and Access Statement.

Good Design

6.30 There is little at present in the neighbourhood to help inspire the design of the LIFT building. There is currently nothing in particular to make a statement that you are passing through New Lodge. The green open space currently appears rather desolate and this proposal is an opportunity to add a landmark building within the settlement. .

6.31 Local residents and others have strong memories of the 'Roundhouse' on this site. This was a gatehouse for the former driveway leading from Wakefield Road to the country house. It was designed by architect John Carr but was demolished in the 1950's.

6.32 It is proposed to have the pharmacy on the corner street frontage and the consulting room services set back from Wakefield Road, with landscaping providing privacy.

6.33 The designers are looking to use natural ventilation if possible and for the building to achieve a 'BREEAM' excellent.

6.34 There is an aim to 'soften' the building through its form and materials and by giving the building a setting through landscaping and planting of new trees.

6.35 The recommendations of the Urban Design Panel were;

- *Press the Council for a master plan of the open green space and how this fits into the wider regeneration of the area as a context for the LIFT design process*
- *Prepare a full urban design analysis of the site*
- *Look at precedents for the location of landmark buildings in the context of open space settings as a basis for scheme inspiration*
- *Acknowledge the 3 approaches to the building in the design*
- *Investigate the whole operation of the facility and the potential experience of users. Develop an informed and justified basis for the number of car parking spaces*
- *Explore the potential for the provision of a café (or similar uses) either as part of, or separate to, the LIFT project (but relating to each other and the green space) to create a community hub*
- *Design the scheme so that it contributes to the green open space. Specifically use a landscape architect throughout the design process, including site layout, to ensure*

that this development integrates with, engages with and fundamentally enhances the adjacent green space

- *Develop a full range of options for the location and layout of the building and car parking within the green open space.*

6.36 Some of the comments of the Design Review Panel have been incorporated into the revised design and a more detailed assessment of the design of the development is contained within the Design and Access statement which forms part of the supporting submissions for the application.

6.37 The proposed design however, is considered to contribute to a great improvement to the quality of the local environment more generally through the provision of a well designed landmark community building.

7.0 Conclusion

7.1 In conclusion, it has been demonstrated within this planning statement that the proposals not only comply with National, Regional and Local planning policy, but also provide wider benefits to the community of New Lodge and Athersley.

7.2 This statement has demonstrated that the proposals will ensure:

- Redeveloprnent in a sustainable area
- A compatible land use to adjoining residential and open space area
- Adequate off street parking provision
- Efficient use of developable land
- No impact upon immediate neighbours amenity
- High quality design which significantly enhances the overall current appearance of the area
- Disabled persons car parking provision included
- Access to mobility impaired persons to all proposed services
- No adverse impact on the archaeology of the site
- Provision of a wide range of NHS services within one building
- High quality of design to create a landmark building within New Lodge
- Development of a vacant site that is not within an area of flood risk

7.3 This statement should be read in conjunction with the other accompanying supporting statements submitted with the application which demonstrate that there are no unacceptable impacts that result from the development that cannot be mitigated against.

7.4 The application proposal will provide high quality enhanced health care facilities that have been designed to a high standard and meet the functional needs of the end users.

7.5 The development is aiming to achieve a BREEAM excellent rating which will ensure that the application proposal makes a positive contribution to the environment both during the construction phase and for the life of the development.

7.6 Although the site has a number of constraints most notably the archaeological history to the site and the Listed Building to the south of the development, it is considered that the mitigation proposed will overcome any potential harmful impact to these particular issues.

7.7 The development will represent a sustainable and inclusive development making efficient use of this parcel of land and incorporating features into the design of the development that will minimise the carbon footprint of this particular development.

7.8 It is therefore considered that planning permission should be granted for this development proposal.

Appendix 1

creating a better place

Environment Agency

K Unwin
MJM Consulting Engineers Ltd
Southgate House
Southgate
Wakefield
WF1 1TL

Our Ref : RFI2008/6497
Your Ref : 4672/4673/4674/ 4675JPL/KB

Date : 29 September 2008

Dear Mr Unwin

RE: NHS LIFT, GREAT HOUGHTON, HOYLAND, DARTON & ATHERSLEY

Thank you for your further enquiry which we received on the 2 September 2008.

Development Control

4672, Great Houghton

We have no record of the identified site having suffered flooding.
Our "Flood Zone Maps" show this site to be in Planning Policy Statement 25 Development and Flood Risk (PPS25) zone 1, little or no risk of flooding.

4673, Hoyland

We have no record of the identified site having suffered flooding.
Our "Flood Zone Maps" show this site to be in Planning Policy Statement 25 Development and Flood Risk (PPS25) zone 1, little or no risk of flooding.

4674, Darton

We have no record of the identified site having suffered flooding.
Our "Flood Zone Maps" show this site to be in Planning Policy Statement 25 Development and Flood Risk (PPS25) zone 1, little or no risk of flooding.

4675, Athersley

We have no record of the identified site having suffered flooding.
Our "Flood Zone Maps" show this site to be in Planning Policy Statement 25 Development and Flood Risk (PPS25) zone 1, little or no risk of flooding.

Phoenix House, Global Avenue, Leeds, LS11 8PG
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

VAT No: 662 4901 34

Yours sincerely

C Beech

CHERYL BEECH
EXTERNAL RELATIONS OFFICER

Encs

Phoenix House, Global Avenue, Leeds, LS11 8PG
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

VAT No: 662 4901 34

Flood Risk Data & Mapping

The Flood Map

Please see the enclosed extract from our Flood Map.

What is the Flood Map?

The Flood Map is a new multi-layered map which provides information on flooding from rivers and the sea for England and Wales. The Flood Map also has information on flood defences and the areas benefiting from those flood defences.

The Flood Map consists of the following layers of information:

1. Flood Zone 3: flooding from rivers or sea without defences - the natural flood plain area that could be affected in the event of flooding from rivers and the sea.
   - For flooding from rivers the map indicates the extent of a flood with a 1% (1 in 100) chance of happening each year;
   - For flooding from the sea the map shows the extent of a flood with a 0.5% (1 in 200) chance of happening each year.

2. Flood Zone 2: extent of extreme flood - the extent of a flood with a 0.1% (1 in 1000) chance of happening each year.

3. Flood defences built in the last five years to protect against river floods with a 1% (1 in 100) chance of happening each year, together with some, but not all, older defences and defences which protect against smaller floods.

4. Areas benefiting from flood defences - areas that benefit from the flood defences shown, in the event of a river flood with a 1% (1 in 100) chance of happening each year, or a flood from the sea with a 0.5% (1 in 200) chance of happening each year. If the defences were not there, these areas would flood.

Flood History

See the enclosed map showing the flood history for Athersley and Darton. The extent of flooding, and/or flood level information is only shown for those watercourses surveyed after the flood event. Other flooding may have occurred which is not shown. This is the best information currently available.

To the best of our knowledge there is no known flood history at the locations provided in Great Houghton or Hoyland site. For local drainage information please contact your water utility company and your local council.

Modelling

We do not have any modelling information at these locations.

This information is provided subject to the enclosed notice which you should read.

Phoenix House, Global Avenue, Leeds, LS11 8PG
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

VAT No: 662 4901 34

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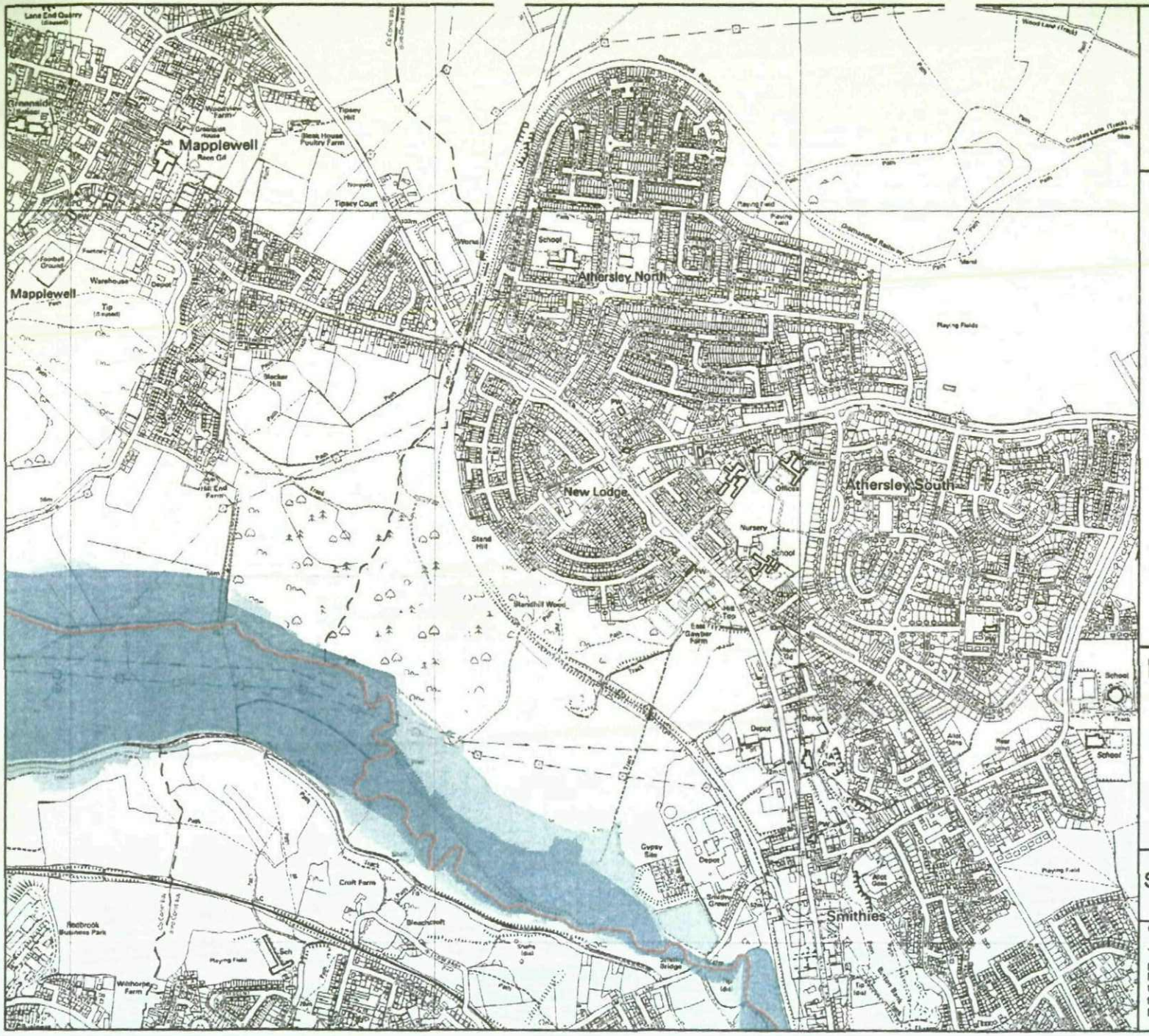
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    a) any copies you send are in connection with the specific transaction or matter for which you obtained the Information from the Environment Agency;
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    Recipients of Information under this paragraph do not need to pay any additional fee as long as they use the Information exactly as it is, internally and only for the same specific transaction or matter.
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Environment Agency

www.environment-agency.gov.uk

General Enquiries: 08708 506 506
General Enquiries (Minicom): 08702 422 549

FLOOD ZONE DATA FOR ENGLAND

Information - User Note

The Flood Zones have been produced in accordance with the requirements of government planning Policy on Development and Flood Risk (Planning Policy Guidance PPG25 in England dated July 2001 and the Draft Technical Advice Note TAN15 in Wales dated July 03). The Flood Zones are for planning consultations.

The Flood Zones are based on information available at that time and will benefit from updates as better information becomes available. For example changes in hydrological river response, observations following flood events or improved modelling techniques.No consideration has been given to climate change at this time.

It should be noted that locations adjacent to rivers, not included at this stage of the survey, maybe at risk of flooding. When in doubt the Environment Agency should be consulted.

These maps may also be used by Local Authority Emergency Planners when producing Major Incident Flood Response Plans. The extents of any Flood Warning Service provided by the Environment Agency is contained within the Local Flood Warning Plan

Zone 3 (England) and Zone C (Wales) is the Agency's best estimate of the areas of land with a 100 to 1 (1%) chance or greater of flooding each year from rivers in catchments greater than 3 sq.km or with 200 to 1 (0.5%) chance or greater of flooding each year from the sea, without the presence of any defences.

Zone 2 (England) and Zone B (Wales) is the Agency's best estimate of the areas of land that could flood under extreme conditions with a 1000 to 1 or (0.1%) chance of flooding each year from rivers and the sea without the presence of defences.

Flood Zone Data For England

- main river
- flood zone 2
- flood zone 3
- areas benefiting from flood defences
- flood map flood defences

26/09/2008

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New Lodge
Athersley South
Smithies
Redbrook Business Park
Croft Farm
Environment Agency
www.environment-agency.gov.uk
General Enquiries: 08708 506 506
General Enquiries (Minicom): 08702 422 549
Flood Extent and Flood Levels - Information
The extent of flooding is only shown for those watercourses surveyed after the flood event. Other flooding may have occured which is not shown. This is the best information currently available.
Flooding History: Flood Levels & Flood Extents
Legend
June 2007 Flood Event Extent
River Rother 1958 Flood Event Flood Extent
Autumn 2000 Flood Event Flood Extent
26/09/2008
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BARNSLEY LIFT T3. NEW LODGE, ATHERSLEY, BARNSLEY
FLOOD RISK STATEMENT

Scope

This statement assesses the likely level of flood risk of an area of land proposed for development of a Primary Care centre at New Lodge, Athersley, Barnsley.

The assessment is based upon Environment Agency website flood risk mapping, Environment Agency Flood Consultation Letter, dated 28 September 2008 together The statement and any further relevant information will form part of the application for Planning Consent.

The assessment is prepared with reference to the following:

- Walkover Survey.
- Environment Agency flood map.
- *Environment Agency Flood Consultation Letter, dated 28 September 2008*
- Desk Study Report Solmek S80818.
- Aerial views.
- Planning Policy Statement 25 "Development and Flood Risk"
- *FRA Guidance Note 1*

The Site

The site is situated at the junction of Wesley Street and Wakefield Road, Athersley. The site is currently undeveloped (grass).

The elevation of the site (AOD) varies from 92.5m approx in the north east to 93.7m in the west.
The site is less than 1 hectare in area.

EA Flood Map

The site is situated in flood zone 1, defined in PPS 25 as land assessed as having less than 1:1000 annual probability of river or sea flooding in any year (<0.1%)

Flood Sources

The nearest water feature is a small stream about 300m to the south west of the site. This appears to flow towards the River Dearne, about 1km to the south west. The River Dearne zone 3 area is below the 60m AOD contour on the Ordnance Survey.

Site Drainage

The scope of this assessment does not cover analysis of the existing site drainage. However evidence suggests there was some historic development on the site, but rainfall probably infiltrates within the site. In order to minimise impact of the new development the most appropriate sustainable means such as attenuation and/or infiltration is likely to be required.

Conclusions

This initial assessment leads to the following conclusions:

1. The site lies within flood zone 1 as defined by PPS25.
2. The site is less than 1 hectare.
3. The development will create additional run-off which will need to be managed in accordance with the policy of the land drainage authority.

Date issued: 12 09 08
4674\Corr\rep\FRA

Appendix 2

BARNLEY LIFT T3, HEALTH CENTRE
NEW LODGE, ATHERSLEY

STATEMENT ON DRAINAGE STRATEGY (*revised 20 04 09)

Consultation
The following statement is based upon the pre-planning enquiry response from Yorkshire Water, dated 4 December 2008, and the sewer plans attached thereto.

Public Sewers
There is a 525 public surface water sewer within the site adjacent to Wakefield Road. No buildings will be erected within 4 metres*, nor trees planted within 5 metres of this sewer. The sewer will not be diverted and will remain the responsibility of Yorkshire Water.

Foul sewers in the vicinity are understood to be the responsibility of Barnsley MBC.

Private Sewers
New private sewers will be provided within the site with separate systems for foul and surface water.

Foul Water
Foul water will discharge to the existing foul manhole MH14 within the site, as email agreement from Barnsley MBC dated 11 February 2009.

Surface Water
Surface water from the site will be discharged to the 525mm public surface water sewer. Off site flows will be restricted by on-site storage, (or similar means in accordance with SUDS objectives). Discharge limits will meet the following parameters:

- A 30% reduction in peak flows calculated from previous development.
- 30 year storm +20% climate change, no surcharge.
- 100 year storm+20% climate change, surcharge contained within site.

Sustainable Drainage
Soil infiltration tests carried out on the site are reported in the geoenvironmental investigation. The underlying clay is described as practically impermeable.
This will not permit the design of a practical or reliable infiltration drainage system.

Flood Risk
The site is not considered to be at risk from flooding, refer to attached Flood Statement.

John Grey

From: Atkins , Wayne [WayneAtkins@barnsley.gov.uk]
Sent: 23 February 2009 10:18
To: Phil Marrows
Subject: FW: proposed Primary Care Trust Centre New Lodge

Wayne Atkins
Senior Engineer - Drainage, Policy and Programming
Barnsley Metropolitan Borough Council
Highways and Engineering
Network Management
Telephone: 01226 772182
Fax: 01226 772196
E-mail: wayneatkins@barnsley.gov.uk

From: Hunter , Tanya
Sent: 11 February 2009 15:34
To: 'pmarrows@mjmc.co.uk'
Cc: Atkins , Wayne; Sykes , Jeremy; Barrow , Daniella
Subject: proposed Primary Care Trust Centre New Lodge

Hi

Further to your consultation relating to the proposed connection into the existing foul drainage from the proposed PCT site at New Lodge the comments received from the Council's Drainage Engineers are that they would have no objections in principal to the proposed development connecting into the foul drainage at MH 14 shown on the plan provided as this is the point at which the previous connection was made. With respect to the second point of connection to a drain that served the public toilet block on the site the Drainage Engineers would be uncomfortable with any proposal to utilise this drain as it may be of a dubious quality.

Consequently it would be required that all foul drainage must be connected to the drains via MH 14 as shown on the plan supplied.

This proposed connection would be for foul drainage only and further details must be supplied in respect of the proposed method of surface water disposal in due course.

It should be noted that it will be required that you submit the final design details for approval and that any scheme will require any necessary consents including planning permission and buildings regulation approval.

With respect to required easements in respect of drainage should the drainage connection be outside the area of land to be included in any sale or lease an easement would be required permitting the connection.

Should you require further detail please contact me.

Regards Tanya

Tanya Hunter
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Asset Management
Property and Procurement
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WAKEFIELD
WF1 1TL

FAO Mr P Marrows

Your Ref: 4675/PrivateUtilities/PM/KB
Our Ref: J010003 /ndt-sew/peh

For telephone enquiries ring:

Philip Hoffmann on (0845)1242424

4th December 2008

Dear Sir,

Land at Wakefield Road, New Lodge, Barnsley - Pre-Planning Sewerage Enquiry - Primary Care Centre

Thank you for your letter of 25th November 2008 and remittance. Our official VAT receipt will follow ubnder separate cover. Please find enclosed a complimentary extract from the Statutory Sewer Map. This indicates the recorded position of the public sewers. The following comments reflect our view, with regard to the public sewer network only, based on a 'desk top' study of the site:

There is a 525mm diameter public surface water sewer recorded crossing the Wakefield Road frontage of the site. No buildings are to be erected within 4 (four) metres, nor trees planted within 5 (five) metres of this public sewer. It may not be acceptable to raise or lower ground levels over the sewer, nor to restrict access to the manholes on the sewer. If you wish to have this sewer diverted under Section 185 of the Water Industry Act 1991 an application should be made in writing. To discuss this matter, please telephone 0845 124 24 24.

The site is remote from the foul/combined public sewer network. However, it is understood that existing/former buildings on the site discharged foul flows to 225mm diameter public combined sewer crossing New Lodge Crescent by means private drains and sewers.

Development of the site should take place with separate systems for foul and surface water drainage. The separate system should extend to the public sewer.

Foul water should discharge to the 225mm diameter public combined sewer recorded in the garden of 3 New Lodge Crescent, at a point approximately 160 metres from the site.

Foul water from kitchens and/or food preparation areas of any restaurants and/or canteens etc. must pass through a fat and grease trap of adequate design before any discharge to the public sewer network.

Under the provisions of section 111 of the Water Industry Act 1991 it is unlawful to pass into any public sewer (or into any drain or private sewer communicating with the public sewer network) any items likely to cause damage to the public sewer network interfere with the free flow of its contents or affect the treatment and disposal of its contents. Amongst other things this includes fat, oil, nappies, bandages, syringes, medicines, sanitary towels and incontinence pants. Contravention of the provisions of section 111 is a criminal offence.

Surface water should discharge to the 525mm diameter public surface water sewer recorded within the site and the 150mm diameter public surface water sewer in Wensley Road, at a point approximately 7 metres from the site. However, the existing public sewers to which surface water from the site may discharge will have a problem accommodating the anticipated run-off. To prevent overloading of the existing public sewers, a storage tank - or some other means of flow attenuation - will be required to control the rate of discharge of surface water.

Surface water discharges to the public sewer will be restricted to the level of run-off - i.e. same rate of discharge - to that from the existing use of the site. To maintain the "status quo" in the public sewer network, any discharge of surface water from the site should take place with similar rates of flow and/or measured areas discharging to similar points of connection to that of the existing use of the site. You will need to demonstrate positive drainage to the public sewer to Yorkshire Water by means of investigation and calculation carried out at your expense.

To do this, Yorkshire Water requires to see previous drainage layouts with pipe sizes, gradients and connection points, proposed drainage layouts with pipe sizes, gradients and connection points, measured impermeable areas of the previous use of site and the proposed use of site, along with the calculations that show the previous discharge rate from the site to the public sewer and the proposed discharge rate from the site to the public sewer. Failing this, the surface water discharge from the site to the 525mm diameter public surface water sewer within thesite to be restricted to not greater than 5 (five) litres/second.

Please note further restrictions on surface water disposal from the site may be imposed by other parties. You are strongly advised to seek advice/comments form the Environment Agency/Land Drainage Authority/Internal Drainage Board, with regard to surface water disposal from the site.

Surface water run-off from communal parking (greater than 800 sq metres or more than 50 car parking spaces) and hardstanding must pass through an oil, petrol and grit interceptor/separator of adequate design before any discharge to the public sewer network. Roof water should not pass through the traditional 'stage' or full retention type of interceptor/separator. It is good drainage practice for any interceptor/separator to be located upstream of any on-site balancing, storage or other means of flow attenuation that may be required.

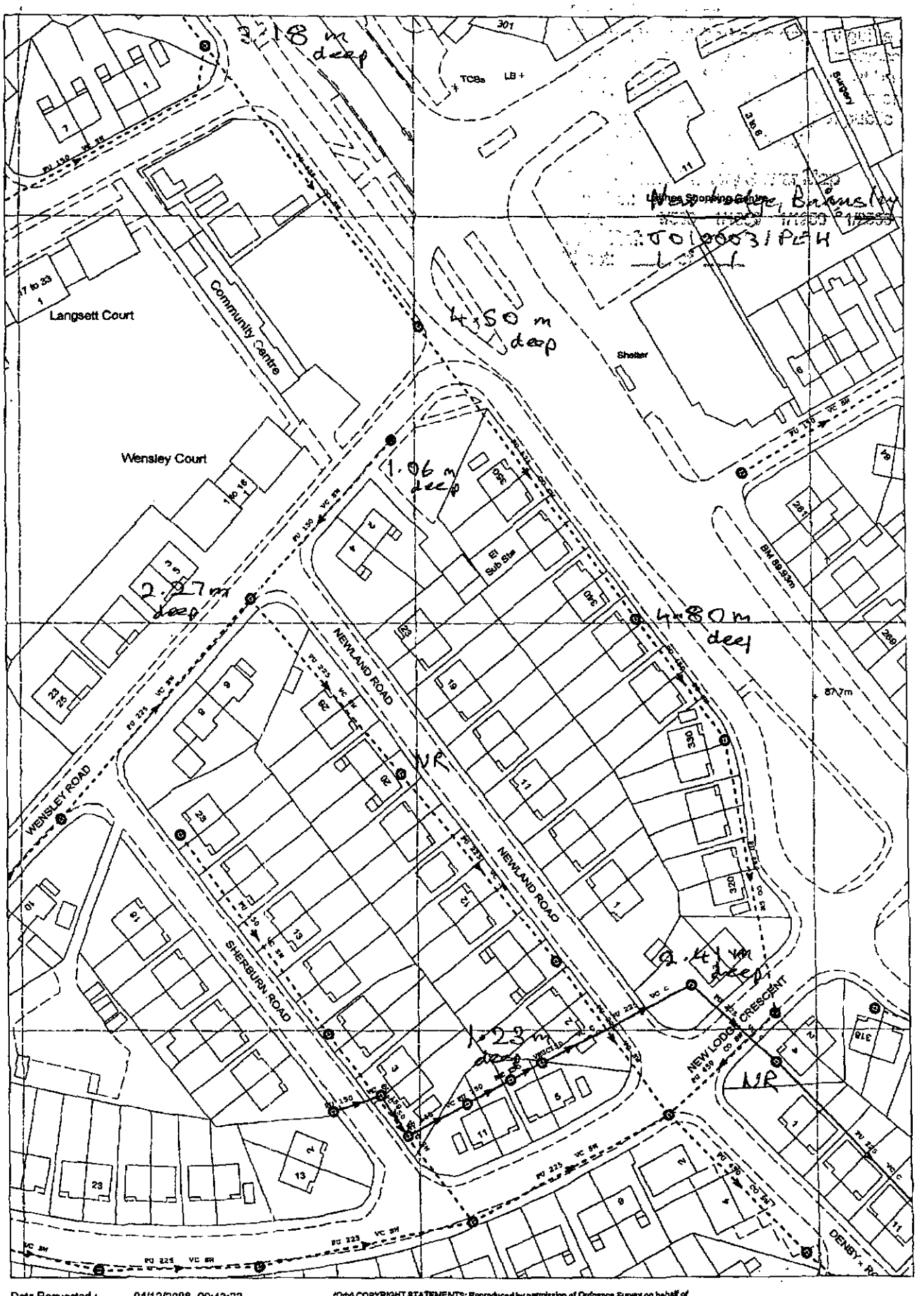
The public sewer network is for domestic sewage purposes. This generally means foul water for domestic purposes and, where a suitable surface water or combined sewer is available, surface water from the roofs of buildings together with surface water from paved areas of land appurtenant to those buildings. Land and highway drainage have no right of connection to the public sewer network. Land drainage will not be allowed into a public sewer. Highway drainage, however, may be accepted under certain circumstances; for instance, if SUDS are not a viable option and there is no highway drain available and if capacity is available within the public sewer network. In this event, the developer will be required to enter into a formal agreement with Yorkshire Water Services under Section 115 Water Industry Act 1991 to discharge non-domestic flows into the public sewer network.

Any new connection to an existing public sewer will require the approval of Yorkshire Water. You may obtain an application form by telephoning 0845 124 24 24.

All the above comments are based upon the information and records available at the present time. The information contained in this letter together with that shown on any extract from the Statutory Sewer Map that may be enclosed is believed to be correct and is supplied in good faith. Please note that capacity in the public sewer network is not reserved for specific future development. It is used up on a 'first come, first served' basis. You should visit the site and establish the line and level of any public sewers affecting your proposals before the commencement of any design work.

Yours faithfully,

New Development Team



Date Requested : 04/12/2008, 09:43:22

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Source : NR – No recorded depth.

UPN: Undefined

Originator: P Hoffman, New Development