



**THE TREVOR PRICE PARTNERSHIP
LIMITED**

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

CORE DOCUMENT

THE PROPOSAL & RELATIONSHIP TO PLANNING POLICY

SHORTWOOD BUSINESS PARK, BARNSELY, SOUTH YORKSHIRE

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CORE DOCUMENT

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1.0 INTRODUCTION

The proposal which forms the subject of this detailed application for planning permission is for the development of a Hospital for the provision of Children and Adolescent Mental Health Services on an area of vacant and unused land at Shortwood Business Park, Barnsley.

It will be noted that both outline planning permission and reserved matters approval have been granted for an Autism Hospital at the site (Application No's 2007/0760 and 2008/0157). Those permissions remain extant. This submission is essentially a variation on the previously approved scheme which has been amended to:-

- (i) Allow a wider spectrum of mental health patients to be treated, albeit that autism provision will remain a key part of the care provision (it will be noted that an application to vary a condition attached to the extant permission that restricts the use to autism only has been approved).
- (ii) Owing to the change in the nature of the patients and care to be provided, the 'residential' units around the site have been revised. This is to address the functional requirements of the use of the buildings.

However, in general terms the proposal is essentially a variation on the previous and extant scheme granted planning permission by the Council which forms the "fallback" position in planning terms.

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

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

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

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

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

It is considered that this Core Document, together with the accompanying reports and plans, clearly demonstrates to the Council that the proposal accords with planning policy and, when judged against this and all material considerations, it is clearly the case that planning permission should be granted for the

comprehensive development proposals for a specialist hospital at the site.

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

2.0 THE APPLICANT & BACKGROUND

The Trevor Price Partnership Limited (hereinafter referred to as “TTPP”) has developed, over a period of 25 years, a number of major nationally recognised specialist centres for health and education of individuals with special needs including the facilities now operated by the Options Group.

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

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

Disorders and specific additional difficulties with communications, social skills and integration.

- (vii) Handsworth, Birmingham. A specialist rehabilitation centre for women with acute mental illness.
- (viii) Manchester. Specialist mental health service for children and adolescents with acute mental illness.

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

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

Background on Mental Health Services in South Yorkshire

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

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

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

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

The Proposed Service

The proposal is to provide generic acute mental health units for young people with conditions such as Depression, Bipolar Disorder, Psychosis, Eating Disorders, Complex PTSD / Severe Self-harm and complex neurodevelopmental presentations including ADHD (Attention Deficit Hyperactivity Disorder) and ASC (Autism Spectrum Condition). No specialist Eating Disorder provision or secure mental health units for young people exists at all at present in either the East Midlands or Yorkshire and Humber. The specific and specialist ASC service would be the first in the country, to our knowledge. It is also planned to provide specialist services for young people with significant Learning Disabilities (LD) and Mental Illness, as these services are currently only provided nationally in Newcastle and Birmingham.

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

3.0 THE SITE AND THE PROPOSAL

3.1 The Site

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

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

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

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

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

3.2 The Proposal

The design, layout and phasing of the proposal are the result of the experience gained by the Company over recent years and the input of experienced professionals. The proposal will provide purpose-built facilities that incorporate design and equipment features necessary for the patients to thrive.

It is proposed that the scheme should be developed in two phases:-

PHASE 1	56 Beds
PHASE 2	48 Beds

3.3 Employment and Training

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

The workforce required will include:-

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

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

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

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

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

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

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

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

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

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

3.4 Need for a Safe and Enclosed Environment

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

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

Thus a safe, quiet and private environment is essential, with clear physical boundaries in place. This gives individuals a sense of personal security, protects them from unplanned intrusions from outside and protects them from harm should they become anxious or confused and wander off.

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

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

3.5 Summary

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

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

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

It is understood from discussions with Barnsley Council's Development Agency that the level of job creation for the proposed use (which exceeds 350 employees) will be greater than would be expected if the site was used for B1, B2 and B8 uses.

4.0 PLANNING POLICY

By virtue of Section 54a of the Town and Country Planning Act 1990, the planning authority must determine the planning application in accordance with the statutory development plan (insofar as it is material to the application), unless material considerations indicate otherwise. PPS1 also advises of a presumption in favour of development which accords with the development plan. The importance of the statutory development plan in the decision making process necessitates an examination of the relationship between the policies and proposals of the plan and government guidance.

4.1 Central Government Policy Advice

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

4.1.1 Planning Policy Statement 1: Delivering Sustainable Development

The government's objectives for the planning system include the following at paragraph 4:-

“This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.”

This reinforces the presumption in favour of development which accords with the plan, as outlined in Section 54a of the Town and Country Planning Act, 1990.

Paragraph 12 of PPS1 states:-

“Pre-application discussions are critically important and benefit both developers and local planning authorities in ensuring a better mutual understanding of objectives and the constraints that exist. In the course of such discussions proposals can be adapted to ensure that they better reflect community aspirations and that applications are complete and address all the relevant issues. Local planning authorities and applicants should take a positive attitude towards early engagement in pre-application discussions so that formal applications can be dealt with in a more certain and speedy manner and the quality of decisions can be better assured.”

That process has been undertaken in this instance.

With regard to ‘Key Principles’, it states at paragraph 13 subsection (iv):-

“Planning policies should promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development...”

This proposal achieves that aim.

With regard to spatial planning, at paragraph 31 it states:-

“...Decisions have to be taken in accordance with the development plan unless other material considerations indicate otherwise. Only policies in plans which can be implemented through the granting of planning permission can form the framework for decisions under section 39 of the Planning and Compulsory Purchase Act 2004.”

In respect of 'Design', at paragraph 33 it states:-

“Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.”

At paragraph 34, it proceeds to state:-

“...Good design should contribute positively to making places better for people...”

At paragraph 35, the advice states:-

“High quality and inclusive design should be the aim of all those involved in the development process. High quality and inclusive design should create well-mixed and integrated developments....”

It is considered that good design has been achieved in respect of this proposal and that, in fact, high quality design is essential in the provision of such a specialist facility.

4.1.2 Planning Policy Guidance Note 2

Whilst it is acknowledged that the site is located on the edge of the Green Belt, it has nevertheless been allocated for industrial use, and the Council has clearly recognised that development will take place in close proximity to the Green Belt. It is considered that the proposal with its individual form and design, together with the extensive and heavily landscaped areas, will enhance the setting of the Green Belt and will, therefore, conform with the advice in PPG2.

4.1.3 Planning Policy Statement 4 – Planning for Sustainable Economic Growth

At para 4 “economic development” is defined as:-

“For the purposes of the policies in this PPS, economic development includes development within the B Use Classes, Public and Community Users and Main Town Centre Uses. The policies also apply to other development which achieves at least one of the following objectives:-

- 1. Provides employment opportunities;***
- 2. Generates wealth; or***
- 3. Produces or generates an economic output or product.”***

Clearly this proposal constitutes economic development.

At para 9 the advice goes on to state:-

“The Government’s overarching objective is sustainable economic growth.”

The advice identifies a number of development management policies which are material considerations. Policy EC10 relates to determining applications for economic development and at para EC10.1 it states:-

“Local authorities should adopt a positive and constructive approach towards planning applications for economic development.”

4.2 Local Planning Policy

The Statutory Development Plan for the area is made up of the Regional Spatial Strategy (soon to be abolished). The BMBC LDF Core Document (recently adopted). The Barnsley MBC Site Specific Proposals Map and 'saved' policies of the UDP also remains part of the Statutory Development Plan as this has not yet been superseded.

It will be noted that in the UDP Proposals Map the site is identified as an employment site. Full analysis of the proposal in the light of UDP policy was set out in the previous submission for the autism hospital. It is clear that the proposal was considered to comply with UDP policy. As such therefore no detailed analysis is undertaken of the Council's UDP policies. If, however, the Council require further submissions in relation to this analysis as previously submitted this can be provided.

Prior to the submission of this application the issue of Development Plan Policy and in particular the Core Document was discussed with the Council's Planning Officers. It was identified that whilst clearly the Core Document is relevant to the consideration of this application, nevertheless, there is an extant planning permission on the site which forms the fallback and any policy indications raised by the Adoption of the Core Document will have to be properly and carefully weighed and balanced against the extant permission.

Core Document Policies

- CSP2 – Sustainable Construction

“All development will be expected to demonstrate how it minimises resource and energy consumption, compared to the minimum required under current Building Regulations legislation, and how it is located and designed to withstand the longer term impacts of climate

change.

All new dwellings will be expected to achieve at least a three star rating under the Code for Sustainable Homes or BREEAM standard 'very good' or equivalent. This requirement will rise over the plan period and by 2013 new dwellings will achieve at least a four star rating and Code Level 6 by 2016. These standards require consideration of issues such as:-

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

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

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

Water consumption will fall in line with the new requirements of Approved Document Part G. Rainwater harvesting and greywater recycling will be incorporated wherever practical.

Insulation levels will exceed the minimum prescribed by building regulations.

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

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

- CSP3 – Sustainable Drainage Systems

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

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

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

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

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

- CSP4 - Flood Risk

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

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

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

- CSP5 – Including Renewable Energy in Developments

“All development (either new build or conversion) of 10 or more dwellings or 1000m² of non-residential floorspace will be expected to incorporate decentralised, renewable or low carbon energy sources sufficient to reduce the development’s carbon dioxide emissions by at least 15% for applications submitted up to 2015 rising to 20% for applications submitted thereafter.”

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

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

- CSP25 – New Development and Sustainable Travel

“New development will be expected to:-

- ***Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists***
- ***Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disable people, and should not provide more than the maximum number of car-parking spaces set out in a Supplementary Planning Document***
- ***Provide a transport statement or assessment in line with the thresholds and guidance set out in Department for Transport ‘Guidance on Transport Assessments’ as published March 2007***
- ***Provide a travel plan statement or a travel plan in accordance with the thresholds and guidance set out in Department for***

Transport ‘Good Practice Guidelines: Delivering Travel Plans through the Planning Process’ as published April 2009. Travel plans will be secured through a planning obligation or a planning condition.

Where levels of accessibility through public transport, cycling, walking and are unacceptable, we will expect developers to take action or make financial contributions in accordance with policy CSP42.

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

A Green Travel Plan is submitted with this application.

5.0 THE ISSUES

5.1 The Development Plan

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

5.2 Other Material Considerations

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

5.2.1 A National Facility

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

5.2.2 Employment Generation

The number and types of jobs that will be generated by this proposal have been demonstrated in some detail in the text of this statement and are significant. It is

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

5.2.3 Location

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

5.2.4 Sustainability

Whilst the application is in outline only, the applicant intends to incorporate sustainable methods of development (as outlined in the enclosed Sustainability Report).

5.2.5 Noise

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

5.2.6 Landscaping

The full landscaping scheme which is submitted clearly demonstrates that the proposal will enhance both the setting of the site and the adjacent Green Belt. The nature of the use to which the site is to be put requires extensive landscaping and planting in order to provide an attractive environment.

5.2.7 Contamination

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

5.2.8 Highways/Green Travel Plan

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

5.2.9 Drainage

Full details of the proposed drainage are submitted.

5.2.10 The Extant Permission

The Council have clearly granted planning permission for the use of this site as a Hospital. Any decision in respect of this proposal must be taken in the context of those extant permissions which form the “fallback position”.

6.0 CONCLUSION & BENEFITS OF THE SCHEME

The Council granted planning permission for the development of a National Autism Hospital at the site. That permission remains extant.

This submission to the Council essentially is a variation of the previously approved scheme. Essentially the patient base has been extended to cater for care for a broader spectrum of mental health issues, although, the treatment of autism will remain a key component of the care provided. The development will, however, remain a nationally important provider for the care of the mental welfare of children and adolescents. The provision of this service will not only be of benefit to the applicant's and their patients but Barnsley District by raising its profile.

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

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

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