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Land North of Wilthorpe Road, Barnsley
Sustainability Statement

Persimmon Homes (West Yorkshire)

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Contents Page

1.0 Introduction 4
2.0 Scheme Proposals 4
3.0 Detailed Sustainability Appraisal 7
4.0 Conclusion 10

Appendix Contents

Appendix A – Pedestrian Accessibility Plan

1.0 Introduction

1.1 Purpose of Document

1.1.1 This document has been prepared to support the planning application by Persimmon Homes (West Yorkshire).

2.0 Scheme Proposals

2.1 Application Details

2.1.1 The planning application seeks to provide 312 dwellings and associated on site landscaping and car parking. The site comprises approximately 12.7 hectares of land, situated to the situated to the north of Wilthorpe Road, Barnsley.

2.1.2 The site is situated approximately 2 miles to the north of Barnsley Town Centre and is within the defined settlement boundary. The site forms part of a well established urban area which is primarily residential in nature although there are a range of other uses within the immediate locality.

2.1.3 The Site is bounded to:-

- The south by Wilthorpe Road and existing residential properties
- To the north by a established tree belt and railway line
- The west by Redbrook Business park and existing commercial and residential properties
- Wilthorpe Primary School to the east

2.2 Site Characteristics

2.2.1 The site is Greenfield and generally falls down from south west to north east. A steeper slope is found in the central portion of the site. Currently the site is in agricultural use.

2.2.2 The site is located in an established urban area which is characterised by a variety of uses. This includes, but is not limited to commercial, residential, retail, open space and education facilities.

2.3 Site Layout and Design

2.3.1 Safety and security will be promoted through good design to ensure the risk and fear of crime is designed out as much as possible. The dwellings have been designed to maximise penetration of natural daylight through glazing and orientation of blocks. The efficiency of the scheme has been maximised by reducing circulation space to a minimum.

2.3.2 The scheme proposals seek to enhance local character, whilst providing a mix of family properties appropriate for the local market. Materials will be proposed that will reflect and enhance local

character. The layout has been designed to make best use of the site, maintaining an active street frontage and allowing for natural surveillance over public spaces to maximise crime prevention.

2.3.3 Open Space is provided on site in a location to encourage active lifestyles, providing opportunities for children to play on site.

2.3.4 Where the accommodation layout of individual housetypes allows there is the potential for home office use. Telephone and broadband services will be available for each dwelling.

2.4 Scheme Aspirations

2.4.1 In line with Government directives and aspirations set out in National Planning Policy Framework (NPPF) the design has encompassed sustainable design principles where possible. Clearly, sustainable construction and renewable energy is a key local, regional and national policy objective which the house building industry is seeking to address in partnership.

2.4.2 There has been significant debate at national level about whether the requirement to incorporate such technologies should come via planning policy or the statutory provisions of the Building Regulations. The industry have signed up to meeting the 'carbon challenge' by 2016 and that this will be arrived at principally via incremental and measured changes to the Building Regulations designed to allow new technologies to become fully 'operational.'

In terms of site specifics the scheme will:

- Provide for a well designed layout which provides for a safe, healthy, accessible and attractive place for residents to live.
- Maximise opportunities to connect to local public transport and cycling/walking routes to reduce the need to travel by car.
- Encourage social cohesion and reduction in crime and the fear of crime through adherence to secure by design principles.
- Provision of opportunities to play for prospective and existing residents of the local area.
- Follow the principles of localism by partaking in community consultation throughout the development process.
- Seek to provide energy efficient homes to help address the effects of climate change that go over and above building regulation targets.
- Provide for an efficient use of the site.
- Provide sufficient opportunities for recycling, of on site material during construction and waste created by future residents.

2.5 New Housing

2.5.1 The Barnsley Core Strategy sets out a requirement of 21500 new homes (net) for the period 2008-2026. Policy CSP 9 'We will seek to achieve the completion of at least 21500 net additional homes during the period 2008 to 2026'.

2.5.2 Across most of the Borough there is a noticeable demand for two and three bedroom stocks exceeds supply in most areas.

2.5.3 New homes will be provided to meet the demand of the local area while also including a number of executive homes.

2.5.4 Provision of housing to meet local with affordable housing proposed in accordance with Core Strategy Policy CSP15. The opportunity to deliver to deliver broadband internet connection to enable home working.

3.0 Detailed Sustainability Appraisal

3.1 Ecology and Landscape

3.1.1 New landscaping will be designed to be easily managed. Future maintenance provision will be provided by occupiers or a management company outside of the curtilage of residential properties. It may be that the Multi Use Games Area (MUGA) and formal open space is managed alternatively, which will be discussed with BMBC.

3.1.2 An Ecology Survey supports is provided through this application. This confirms there are no protected species on the site or that are likely to be affected by the development. Standard ecological management practices will be adhered to, as recommended in the report. The scheme will provide biodiversity enhancements through the provision of a well designed landscaping scheme.

3.1.3

3.2 Recycling

3.2.1 Each property will be serviced by Barnsley Council's kerbside recyclable waste collection system.

3.2.2 In addition each property is provided with an accessible location for the storage of LA waste bins.

3.3 Energy Consumption

3.3.1 New buildings will be built to modern energy efficient standards. Gravity drainage systems will be provided, thus eliminating electric pump installations, where possible. A sustainable, natural drainage system will be incorporated.

3.4 Climate Change & Energy Efficiency

3.4.1 Key drivers in relation to energy consumption include:

- Taking advantage of opportunities for natural day-lighting (plot specific).
- A sustainable location encourages sustainable lifestyles. For example, close proximity to local facilities, areas of employment and key public transport links within the local area and beyond, encouraging less dependence on the private car.
- Provision of good quality private amenity space within all dwelling houses, and a contribution towards exterior greenspace to encourage outdoor activities and cycle storage to again seek to encourage less dependence on the car.
- Efficient space heating and hot water.

3.4.2 Code for Sustainable Homes balances environmental performance with quality of life and the demand for good quality urban housing. The Code measures sustainability in nine key areas

(including energy efficiency, water consumption and materials use) to provide an overall rating for each home. This is now being reflected in building regulations requirements, for instance October 2013 saw Part L Target Emission Rate standards rise beyond Code level 3.

3.4.3 Persimmon Homes want to build the most efficient homes that our customers can afford; homes that help them reduce their environmental impact. As part of our research and development we joined the Zero Carbon Hub's Carbon Compliance Standard Working Group which was set up to find a good balance between sustainability and energy efficiency and affordability for customers.

3.4.4 Our experience has led us to the conclusion that the best way to build homes that are truly sustainable is to ensure that the building fabric is as efficient as possible. With advances in technology occurring all the time we aim to use the best available technology of the time.

3.5 Social Sustainability

3.5.1 The development which proposes a mix of housing size and tenure. This enables local people of varying circumstances to live in the neighbourhood.

3.6 Sustainable Construction

3.6.1 As part of the full planning application a Code for Sustainable Homes Pre-assessment Report has been prepared. The report confirms that the development proposals have the potential to achieve Code for Sustainable Homes Level 3.

3.6.2 As a leading developer Persimmon Homes have a number of group wide policies and objectives relating to on site activities. Persimmon Homes is committed as a responsible developer within the communities we work in. We seek to deliver a quality product at an affordable price, managing localised environmental impacts throughout all stages of the process.

3.6.3 The development of sites is managed through our own internal procedure, which ensures all employees understand the construction process for a scheme.

3.6.4 Persimmon Homes PLC operate a number of key objectives which all employees work towards, and that are assessed regularly. With regard to construction these include:

- Minimising on site waste;
- Using the right materials and sourcing sustainably;
- Reducing our energy use;
- Minimising our carbon emissions;
- *Managing ecology and biodiversity.*
- Siting construction compound and site traffic routes so as to minimise disturbance.

3.7 Sustainable Travel

3.7.1 The site is located in a sustainable location, and is well located to take advantage of bus travel to major employment destinations such as Barnsley, Leeds, Wakefield and Sheffield (see Appendix A).

3.7.2 The bus services on Wilthorpe Road provide the site with a regular and convenient bus service, which connects the Site to Barnsley and Wakefield. A multitude of services and employment opportunities can be accessed at these locations as well as the opportunity for longer distance travel from Barnsley, Rotherham and Doncaster Rail Stations.

3.7.3 The internal road structure has been designed to accommodate low traffic speeds, thus facilitating the safe travel for pedestrians and cyclists on site.

3.7.4 All dwellings provide space for residents to safely secure bicycles, either in garages, or secure rear gardens.

4.0 Conclusion

4.1.1 Sustainable development is about positive growth – making economic environmental and social progress for future generations.

4.1.2 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision.

4.1.3 The NPPF para 17 states that "within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking". Principle three states that planning should "proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs".

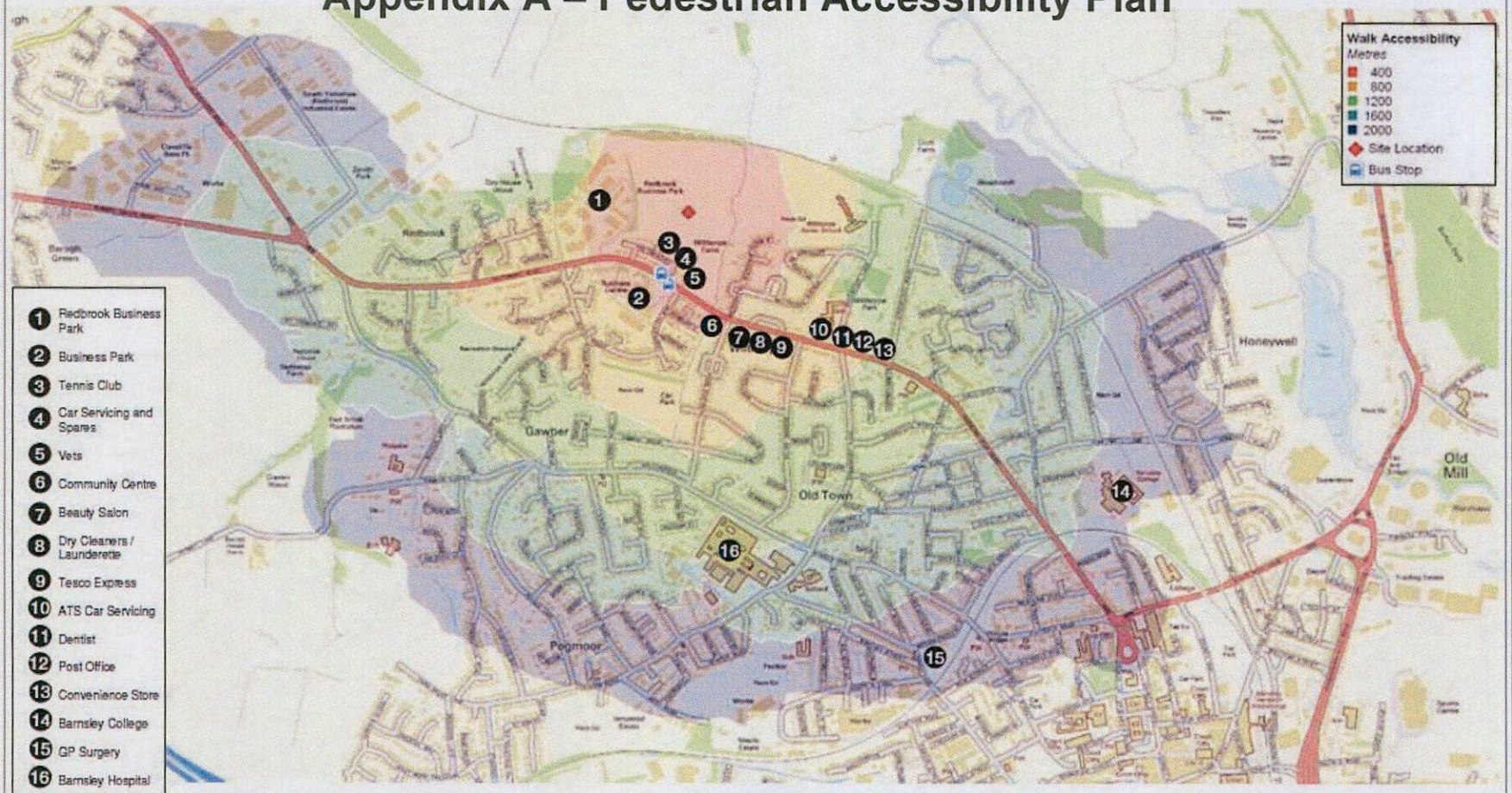
4.1.4 The site represents an obvious location for a sustainable extension to Wilthorpe as it is well related to existing residential uses, is located within the settlement boundary.

Appendices

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Appendix A – Pedestrian Accessibility Plan



SCP Transportation Planning : Infrastructure Design www.scptransport.co.uk	Project Title: PROPOSED RESIDENTIAL DEVELOPMENT, WILTHORPE ROAD, BARNSLEY	Drawing Title: WALK ACCESSIBILITY PLAN	Scale: NTS	By: LB	Rev	Description	Date	By	Drawing No.: APPENDIX 2
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