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ALISTAIR FLATMAN PLANNING
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PLANNING SUPPORT STATEMENT

Proposed demolition of public house and redevelopment of site for residential development – 13 dwellings

Fountain Inn, Wellthorne Lane, Ingbirchworth

Conroy Brook (Developments) Ltd

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1.0 Introduction

- 1.1 This Planning Statement relates to a full planning application submitted to Barnsley Council for demolition of vacant public house (Fountain Inn) and redevelopment of site for residential development comprising 13 dwellings. .
- 1.2 The application is submitted on behalf of Conroy Brook (Developments) Ltd.
- 1.3 The site is previously developed and sits within the settlement limits of Ingbirchworth. The site is surrounded by existing dwellings to the north, east and south with open space to the north and west. The recent Conroy Brook development sits to the south of the site.

Background

- 1.4 The Fountain Inn has been closed for 3 years now and despite being identified as an Asset of Community Value (now expired as of 4 March 2020), unfortunately it has not been possible to re-open the pub. As part of this submission a Marketing Summary Report has been prepared setting out the efforts undertaken to find a new operator / owner. Policy E7 of the recently adopted Local Plan is noted and its desire to resist the loss of community facilities. In this case the supporting report prepared by James A Baker Chartered Surveyors clearly demonstrates that the business is not economically successful.
- 1.5 Policy H5 is also noted in terms of windfall sites – the redevelopment of this site is clearly consistent with redeveloping previously developed land and the requirements of H5 are assessed fully in this Planning Statement. However, an important consideration is that in the absence of an alternative use / development on this site is that the site remains vacant as it has done for the last 3 years and the risk then of becoming derelict / an eyesore is a material consideration given the effect on character and appearance of the area.
- 1.6 Furthermore, the application is submitted on the basis of guidance set out at paras 59 and 68 of the NPPF which seeks to boost the supply of housing and deliver housing on small windfall sites respectively. The proposal is consistent with this national guidance.

Planning History

- 1.7 There is no recent relevant planning history for the site.

The Planning Application

- 1.8 This statement describes the application site and proposed development (Section 2) and identifies and examines the policy issues of relevance to the application, referring both to the relevant development plan and the advice of Central Government as set out and contained in the NPPF (Sections 3 & 4).
- 1.9 This statement will fully justify the development proposals for the subject site and will advance justification for the proposed development.
- 1.10 On the basis of the information provided in this statement, the associated supporting documents and on the application drawings, a presumption in favour of development can be maintained in this particular instance, the application being fully in accordance with the advice of Central Government and relevant policies of the adopted Local Plan (Jan 2019).

- 1.11 The planning application is supported by a comprehensive package of information including:
- i. Completed application forms, with all certificates signed and dated;
 - ii. Architectural Plans prepared by Farrar Bamforth Architects;
 - iii. Design and Access Statement prepared by Farrar Bamforth Architects;
 - iv. Phase 1 & 2 geotechnical and Geo-environmental site investigation prepared by Eastwood & Partners;
 - v. Planning Statement prepared by Alistair Flatman Planning; and
 - vi. Marketing Summary Report prepared by James A Baker Chartered Surveyors

2.0 Site Location and Proposed Development

Site and Surrounds

- 2.1 The site is located in the village of Ingbirchworth and comprises the former Fountain Inn pub and its car park. The pub has been closed since Feb 2017 and is boarded up.
- 2.2 The site sits on the western edge of the village on the north side of Wellthorne Lane opposite the recently completed Conroy Brook Summerford residential scheme. There is further housing to the north and east of the site.
- 2.3 The site is not allocated or subject to any designations. The site sits in FZ1 and is not subject to any landscape, ecology or heritage designations. Trees exist along the northern boundary.
- 2.4 Access is taken from Wellthorne Lane.
- 2.5 The site area is circa 0.49ha.

The Proposed Development

- 2.6 The Proposed Development comprises a full planning application for demolition of the public house and erection of 13 dwellings.
- 2.7 The proposed residential development comprises a mix of 13 dwellings set out predominantly as detached properties with a pair of semi-detached dwellings within the site. 5 different housetypes are proposed offering mix of 3, 4 and 5 bed units. The dwellings are stone built with concrete tile roof. A summary of the housetypes / garaging is set out below:
 - 5 x Brackendale – 4 bed detached with detached garage
 - 2 x Stanbury – 4 bed detached with integral garage
 - 3 x Shelf – 5 bed detached with accommodation in the roof and integral garage
 - 1 x Grasmere – 4 bed detached with attached garage
 - 2 x Edendale – 3 bed semi with detached garage

Plots 1-7 take direct access from Wellthorne Lane whilst Plots 8-13 are accessed via a Mews Court with private drive. The Mews Court allows for turning within the site. Each plot benefits from off street parking and private garden area.
- 2.8 Landscaping is proposed to the site frontage and within the site. Trees to northern boundary will be retained where possible.
- 2.9 Further details are set out in the submitted Design & Access Statement.

3.0 Planning Policy Review

National Planning Policy Framework (Feb 2019)

- 3.1 The National Planning Policy Framework (revised Feb 2019) sets out the government's planning policies for England and how these are expected to be applied. The National Planning Policy Framework must be taken in to account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
- 3.2 Set out below is a summary and assessment of the relevant sections of the NPPF.
- 3.3 The National Planning Policy Framework sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. The guidance advises that the policies in paragraphs 1-211 taken as a whole constitute the government's view on what sustainable development in England means in practice for the planning system.

Achieving Sustainable Development

- 3.4 Paragraphs 7, 8 and 11 of the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 3.5 Paragraph 11 sets up the presumption in favour of sustainable development stating:

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Delivering a sufficient supply of homes

- 3.6 Chapter 5 of the NPPF relates to the delivery of a sufficient supply of homes with Paragraph 59 confirming the Government's objective to significantly boost the supply of housing whilst Paragraph 68 confirms the role of smaller sites in meeting housing requirements of an area. Para 68 acknowledges that smaller sites can often be built out quickly and encourages the development of windfall sites, advising that *great weight* should be given to the benefits of using sites with existing settlements (para 68-c).
- 3.7 Paragraphs 73-76 confirm the importance of maintaining a minimum 5 year supply of deliverable supply of housing sites.

Promoting Sustainable Transport

- 3.8 Chapter 9 of the NPPF refers to highways matters with para 109 advising that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 3.9 The established use of the site is as a public house which in itself has the potential to generate numerous vehicle movements. The proposed development of 13 dwellings is considered to result in a reduced, and more contained number and pattern of vehicle movements (clearer am and pm peaks). As such it is considered the proposed residential development will not result in severe impacts and therefore not give rise to any highway safety or capacity issues.

Design

- 3.10 Chapter 12 of the NPPF refers to Design and advises that good design is a key aspect of sustainable development.
- 3.11 Paragraph 127 sets out a number of design criteria to be considered in terms of design of development stating:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

- 3.12 The proposed development has been designed and laid out to ensure the character and appearance of the buildings are in-keeping with their surroundings. The proposal results in a well-designed scheme with benefits to visual amenity of the site through high quality design. The Design & Access Statement that accompanies the development proposals clearly sets out how the development meets all of the objectives set out above and represents high quality design.

Meeting the challenge of climate change, flooding and coastal change

- 3.13 Paragraph 155 of Chapter 14 confirms that development should be directed to areas with the lowest probability of flooding. The site lies within Flood Zone 1 and is therefore at low risk from flooding.

Conserving and enhancing the natural environment

- 3.14 Paragraph 170 of Chapter 15 advises that the planning system should contribute to and enhance the natural and local environment by: -
- *a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
 - *b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
 - *c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
 - *d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
 - *e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
 - *f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."*
- 3.15 Paragraph 175 relates to ecology and biodiversity considerations when determining planning applications.
- 3.16 The site comprises a boarded up pub and its car park. The site is not subject to any ecological, or landscape designations and is not considered to be a valued landscape. The quantum of development will not give rise to any unacceptable levels of pollution or land instability.
- 3.17 There are no known protected species or ecology designations on site. As such it is considered the site is of low wildlife value.
- 3.18 Paragraph 178 refers to ground conditions advising that when making decisions, consideration must be given to whether a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.
- 3.19 A Phase 1 & 2 Geotechnical Report is submitted with the application. The findings of the report suggest there are no reasons why the site cannot accommodate residential development.

Compliance with the NPPF

3.20 Assessing the proposed dwelling against the main objectives of the NPPF, it is clear the scheme accords with the overarching approach to planning in that:-

- The site comprises a previously developed, windfall site in an existing village;
- The proposal will assist in the Council delivering and maintaining its five-year housing land supply;
- The proposal will deliver economic (construction jobs / spend and future resident spend) and social benefits (greenspace contribution) together with environmental benefits in terms of new planting on site and increase in permeable areas through replacement of car parks with gardens.
- The proposal will not give rise to any severe highways impacts
- The proposal will not result in any drainage or flood risk issues
- As illustrated by the submitted layout and Design and Access Statement, the development proposal can provide a development that is sympathetic to and reflective of the character of the surrounding area.

From the foregoing assessment of the proposed development it is considered that the proposal is wholly consistent with this national guidance. As such, the presumption in favour applies and the application should be approved.

Statutory Development Plan

3.21 The Development Plan for Barnsley is formed by the adopted Local Plan (Jan 2019). The relevant policies are set out below:

Policy SD1 – Presumption in favour of sustainable development

Policy GD1 – General Development – this sets out a number of general development control matters to be considered in relation to (inter alia) amenity, landscaping, access and trees.

Policy H5 – Residential Development on large non-allocated sites – proposals on sites above 0.4 hectares which are not shown as housing sites on the Policies Map will be supported where they:

- Are located on previously or part previously developed land;
- Are located within Urban Barnsley, Principal Towns and Villages;
- Are accessible by public transport; and
- Have good access to a range of shops and services

Policy D1 – High Quality Design and Place Making – policy sets out that development is expected to be of a high quality and respect local character. The policy sets out a number of criteria which should be considered.

Policy E7 - Loss of Local Services and Community Facilities in Villages – seeks to resist loss of community facilities in villages such as public houses unless it can be shown that either the business or facility cannot be economically successful or the change of use would not have a significant effect on the ability of local people to access local services. In this case a Marketing Summary report has been prepared to demonstrate the pub is not economically successful.

3.22 These Local Plan policies are considered in the next section.

4.0 Planning Assessment

- 4.1 This Chapter considers the principle of the Proposed Development and an assessment of the application against other policy requirements.

Principle

- 4.2 The site comprises a former public house and its car park. It is therefore a previously developed, windfall site within the village.
- 4.3 As such the two key issues relate to loss of the community facility (Policy E7) and the development of a windfall site (Policy H5 [site area is 0.49ha])
- 4.4 Taking the first issue of the loss of community facility. Policy E7 of the Local Plan seeks to resist the loss of public houses unless one of two criteria can be addressed. The first of these relates to marketing and financial viability.
- 4.5 James A Baker Chartered Surveyors have prepared a Marketing Summary Report setting out a summary of the marketing for the pub since its closure in Feb 2017. The length of time for the marketing and the lack of reasonable or viable offers clearly demonstrates the pub is unviable and as such the business is not economically successful.
- 4.6 The pub has itself been marketed over the last 3 years. Full details of the marketing are set out in the Marketing Summary Report. In summary, the site has been marketed in local press, on line and on site with a flexible approach taken to offers to maximise interest from new owners. Despite very best efforts, over the last 3 years there has been 38 enquiries and only 6 viewings which in turn has led to only 2 offers. Neither of the offers tables were financially acceptable.
- 4.7 It is noted the public house was registered as an Asset of Community Value. During the marketing of the public house there was no offer received from the community. The ACV listing expired on 4th March 2020.
- 4.8 Overall, it is clear that the business / public house is not economically successful and so the first criteria of E7 is satisfactorily addressed. As such the loss of the public house can be justified.
- 4.9 The second issue relates to development of windfall sites.
- 4.10 The NPPF is clear on the importance of boosting the supply of housing and encourages the redevelopment of previously developed, windfall sites in villages (para 68c). As such the proposal is consistent with national planning policy on this matter and is a material consideration in support of the proposal.
- 4.11 Local Plan Policy H5 is noted. This relates to development of windfall sites over 0.4ha and sets out a number of criteria against which proposals should be assessed. In terms of the first two criteria, the site / proposed development complies with the requirements set out in that the site is previously developed and is within an existing village.
- 4.12 In terms of criteria 3, future residents will have access to public transport with bus services operating a regular service from Ingbirchworth to Barnsley / Stocksbridge via Penistone (service 24). The bus stop for this service is located less than 400m from the site on Penistone Lane close to its junction with Wellthorne Lane. Additional services operate to Holmfirth / Penistone (number 350) and Penistone (service 401 M-Fri). Future residents will therefore have

opportunity to use public transport to access larger settlements in the district. The final criteria in Policy H5 refers to good access to shops and services with supporting text within the Local Plan setting out what 'good access' is. It is noted there is a farm shop with coffee shop / restaurant c800m from the site on A629 (Yummy Yorkshire) which also operates a fortnightly farmers market. In terms of other distances to services, nearest school is in Birdsedge with greater range of facilities in Penistone to the west.

- 4.13 Whilst there is therefore a limited degree of conflict with Policy H5 in respect of access to shops and services, this shortfall should be weighed up against the clear benefits of re-using a previously developed site in an existing village. The unfortunate alternative scenario is that the pub remains vacant and falls into a state of disrepair.
- 4.14 Given the public house has now been vacant for over 3 years without any acceptable offers for purchase, together with the fact the proposal will deliver 13 dwellings on a previously developed windfall site in an existing village (which therefore contributes to supply of housing in Barnsley), it is considered there is a clear case for the Council to support the proposal. This is a site that can be delivered in the short term following grant of planning permission and will therefore contribute to the supply of housing as encouraged by the NPPF.
- 4.15 As such the proposed development is considered to be acceptable in principle and is consistent with paras 59 and 68 of the NPPF and Local Plan policies E7 and H5.

Design

- 4.16 Local Plan Policy D1 sets out design principles. The site currently comprises a vacant, boarded up public house and extensive car park area. As such it contributes very little to the character and appearance of the area.
- 4.17 The proposed dwellings (to be built following demolition of the pub) are two storey in height, constructed in stone with interlocking grey tile to the roof. 11 of the dwellings are detached with a pair of semi-detached houses delivering a total of thirteen 3, 4 and 5 bed family dwellings on the site.
- 4.18 The design reflects those newly built dwellings to the south of the site whilst the layout ensures all dwellings can be safely accessed, parking is provided for at least 2 cars and adequate private amenity space is provided. The proposed plans together with details set out in the Design and Access Statement demonstrates how the proposed residential development can be comfortably accommodated on the site.
- 4.19 The demolition of the vacant pub and redevelopment of the site / car park will deliver an attractive development on the edge of this village with clear visual benefits arising through design, layout and landscaping. The proposed layout provides adequate space for additional landscaping as well which will have amenity and ecological benefits.
- 4.20 As such it is considered the proposed development is appropriately designed to reflect its village location. The proposal meets the design aspirations of the NPPF and relevant local policies and guidance particularly Local Plan policy D1.

Highways

- 4.21 The site will be accessed via a mews court with private drive serving 6 units whilst 7 units along the site frontage will take direct access from Wellthorne Lane. Each dwelling is served by a driveway with parking for at least 2 cars with a mix of detached, attached and integral garages proposed depending on housetype. Adequate turning is provided on site.
- 4.22 In terms of trip generation, it is considered the proposed dwellings will generate fewer movements than the public house use.
- 4.23 The proposed development will not give rise to any severe cumulative impacts in terms of safety or capacity.
- 4.24 Future residents will also have access to existing bus services within walking distance of the site with regular daily services to Barnsley and Penistone.
- 4.25 In summary, the Proposed Development will not have a detrimental impact on the local highway network and is therefore in accordance with the NPPF and the Local Plan policy GD1.

Residential Amenity

- 4.26 The siting, design and layout of the proposed dwelling is such that there will be no issues of overlooking / loss of privacy and future occupiers will have adequate private amenity space. The proximity of proposed dwellings to those existing to the north and east is also such that there will be no harm to living conditions of existing residents.
- 4.27 The proposal is therefore consistent with Local Plan policy GD1.

Drainage and Flood Risk

- 4.28 The site is in Flood Zones 1 where there is the lowest risk of flooding and can be developed without increasing the risk of flooding. Surface water run-off rates will be limited to greenfield rates and where practicable SuDS will be utilised. The Proposed Development is therefore considered to meet the requirements of the NPPF and relevant development plan policies.

Ecology

- 4.29 The site comprises a vacant, boarded up pub building with extensive car park. There are no known protected species on site nor any important habitats. The removal of existing buildings and car park with proposed dwellings and gardens will increase opportunities for soft landscaping in form of gardens and planting. Existing trees along the northern boundary will be retained where possible. Overall, it is considered there will be a net benefits in terms of ecology arising from the proposal.
- 4.30 Considering the above assessment and with regards the submitted plans, and technical reports, it is considered the proposal is consistent with relevant National and Local planning policies. As such there is no planning reason why planning permission should not be granted for the proposal.

5.0 Conclusion

- 5.1 This Planning Statement relates to a full planning application submitted to Barnsley Council for demolition of vacant public house (Fountain Inn) and redevelopment of site for residential development comprising 13 dwellings. The application is submitted on behalf of Conroy Brook (Developments) Ltd.

Background

- 5.2 The Fountain Inn has been closed for 3 years now and despite being identified as an Asset of Community Value (now expired as of 4 March 2020), unfortunately it has not been possible to re-open the pub. As part of this submission a Marketing Summary Report has been prepared setting out the efforts undertaken to find a new operator / owner. Policy E7 of the recently adopted Local Plan is noted and its desire to resist the loss of community facilities. In this case the supporting report prepared by James A Baker Chartered Surveyors clearly demonstrates that the business is not economically successful.
- 5.3 Policy H5 is also noted in terms of windfall sites – the redevelopment of this site is clearly consistent with redeveloping previously developed land and the requirements of H5 are assessed fully in this Planning Statement. However, an important consideration is that in the absence of an alternative use / development on this site is that the site remains vacant as it has done for the last 3 years and the risk then of becoming derelict / an eyesore is a material consideration given the effect on character and appearance of the area.
- 5.4 Furthermore, the application is submitted on the basis of guidance set out at paras 59 and 68 of the NPPF which seeks to boost the supply of housing and deliver housing on small windfall sites respectively. The proposal is consistent with this national guidance.

Site Location and Proposed Development

- 5.5 The site is located on Wellthorne Lane to the western edge of Ingbirchworth and comprises the former Fountain Inn pub and its car park. The pub has been closed since Feb 2017 and is boarded up. The site is not allocated or subject to any designations. The site sits in FZ1 and is not subject to any landscape, ecology or heritage designations. Trees exist along the northern boundary. The site area is circa 0.49ha.
- 5.6 The Proposed Development comprises a full planning application for demolition of the public house and erection of 13 dwellings. The dwellings are 2 storey in height constructed in stone with interlocking concrete tile roof. There are 11 detached together with a pair of semi detached delivering a mix of 3, 4 and 5 bed family accommodation.
- 5.7 Plots 1-7 take direct access from Wellthorne Lane whilst Plots 8-13 are accessed via a Mews Court with private drive. The Mews Court allows for turning within the site. Each plot benefits from off street parking and private garden area. Landscaping is proposed to the site frontage and within the site. Trees to northern boundary will be retained where possible. Further details are set out in the submitted Design & Access Statement.

Assessment

- 5.8 The site comprises a former public house and its car park. It is therefore a previously developed, windfall site within the village. As such the two key issues relate to loss of the community facility (Policy E7) and the development of a windfall site (Policy H5 [site area is 0.49ha]).
- 5.9 Taking the first issue of the loss of community facility. Policy E7 of the Local Plan seeks to resist the loss of public houses unless one of two criteria can be addressed. The first of these relates to marketing and financial viability.
- 5.10 James A Baker Chartered Surveyors have prepared a Marketing Summary Report setting out a summary of the marketing for the pub since its closure in Feb 2017. The length of time for the marketing and the lack of reasonable or viable offers clearly demonstrates the pub is unviable and as such the business is not economically successful.
- 5.11 The second issue relates to development of windfall sites. The NPPF is clear on the importance of boosting the supply of housing and encourages the redevelopment of previously developed, windfall sites in villages (para 68c). As such the proposal is consistent with national planning policy on this matter and is a material consideration in support of the proposal.
- 5.12 Local Plan Policy H5 is noted. This relates to development of windfall sites over 0.4ha and sets out a number of criteria against which proposals should be assessed. In terms of the first two criteria, the site / proposed development complies with the requirements set out in that the site is previously developed and is within an existing village. In terms of criteria 3, future residents will have access to public transport with bus services operating a regular service from Ingbirchworth to Barnsley / Stocksbridge via Penistone (service 24). The bus stop for this service is located within walking distance of the site on Penistone Lane. The final criteria in Policy H5 refers to good access to shops and services, it is noted there is a farm shop with coffee shop / restaurant c800m from the site on A629 (Yummy Yorkshire) which also operates a fortnightly farmers market.
- 5.13 Whilst there is therefore a limited degree of conflict with Policy H5 in respect of access to shops and services, this shortfall should be weighed up against the clear benefits of re-using a previously developed site in an existing village.
- 5.14 Given the public house has now been vacant for over 3 years without any acceptable offers for purchase, together with the fact the proposal will deliver 13 dwellings on a previously developed windfall site in an existing village (which therefore contributes to supply of housing in Barnsley), it is considered there is a clear case for the Council to support the proposal. This is a site that can be delivered in the short term following grant of planning permission and will therefore contribute to the supply of housing as encouraged by the NPPF.
- 5.15 As such the proposed development is considered to be acceptable in principle and is consistent with paras 59 and 68 of the NPPF and Local Plan policies E7 and H5.
- 5.16 In terms of design, the proposal comprises stone built 2 storey dwellings entirely in-keeping with their surrounds. The layout ensures safe access, adequate parking and private gardens and distances between dwellings ensuring there are no issues of overlooking / loss of privacy. The proposal is therefore well

designed and preserves the residential character and appearance of the village.

- 5.17 As such, the proposal complies with Local Plan policies GD1, D1 and HE1.
- 5.18 This statement and the supporting technical documents confirms there are no adverse impact from the proposed development. The proposal will deliver housing on a previously developed site within Ingbirchworth and is therefore consistent with national policy regarding boosting of housing supply (para 59) and use of windfall sites (para 68).
- 5.19 In view of the above, it is considered the scheme satisfies national and local policy and represents a suitable development proposal for the site that addresses all the relevant and material considerations. In this context, the proposal satisfies Section 38(6) of the Planning and Compulsory Purchase Act 2004 and it is considered that planning permission should be granted.