

Feb 2024



Planning Policy Statement

Land and Buildings at Wembley Works, Hemingfield Road, Barnsley, S73 0LY

Proposed Residential Development – outline planning application
– all matters reserved

Prepared for Resource Medical (UK) Ltd by:



Contents

Section	Page Number
1.0 Introduction	1
2.0 Planning Policy Review	4
3.0 Planning Assessment	10
4.0 Summary	13

Appendices

None



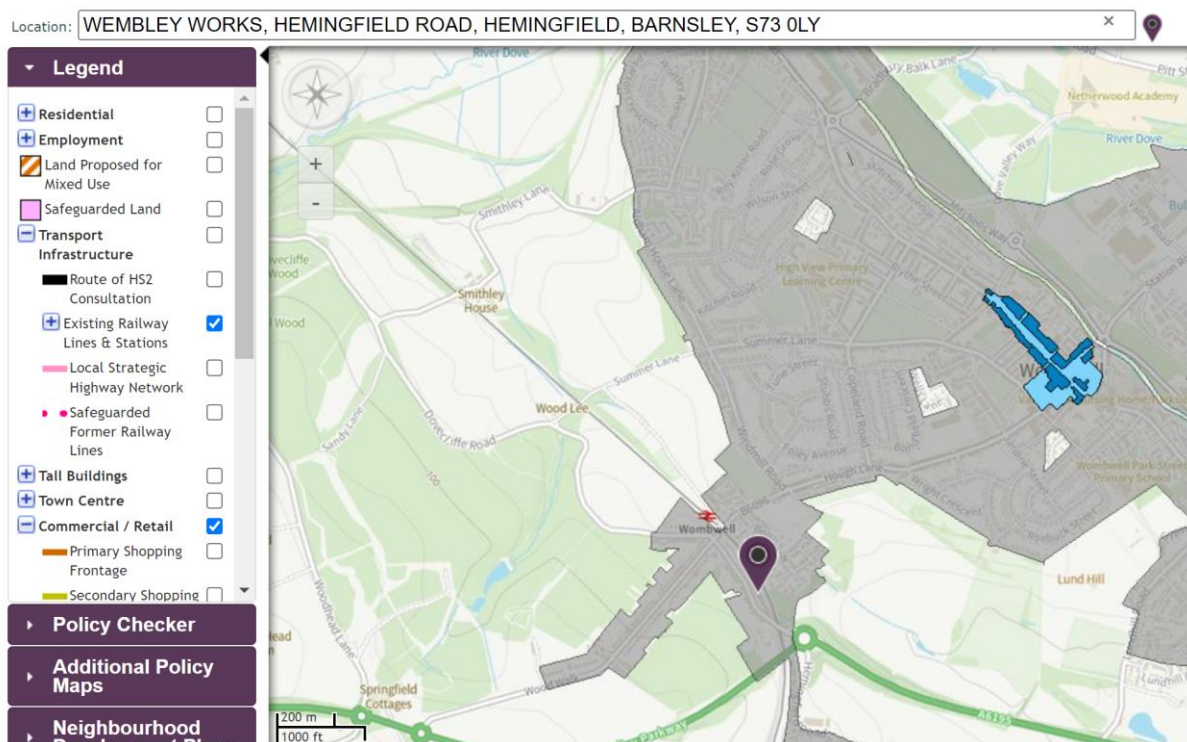
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1.0 Introduction

- 1.1 This Planning Policy Statement has been prepared to support an outline planning application for residential development (all matters reserved) for land and buildings at Wembley Works, Hemingfield Road, Wombwell, Barnsley.
- 1.2 The application is a resubmission following previous refusal (LPA ref 2020/0438). The resubmission is accompanied by a Phase 1 Ground Report and Employment Statement to address the 2 reasons for refusal set out.

Background & Planning History.

- 1.3 The site comprises previously developed land within the urban fabric of Wombwell– the extract below shows the location of the site as well as its proximity to Wombwell Train Station and the town centre to the north east of the site.



- 1.4 The site was subject to an outline planning application for residential development in 2020 – LPA ref 2020/0438. The application was refused (6 Nov 2020) on two grounds as set out below:

The reason(s) for the Council's decision to refuse planning permission is/are:

1. The proposed development would result in the permanent loss of an existing employment site and insufficient information has been provided to justify the loss when assessed against the criteria contained within Local Plan Policy E4. As such the proposal would be contrary to the aim of safeguarding existing or potential jobs that forms the basis of Local Plan Policy E4.
2. Insufficient information has been provided to assess potential contamination levels on the site and judge if the site can be remediated appropriately, contrary to Local Plan Policy CL1.

- 1.5 The site has been subject to a number of market exercises (one still ongoing) which has demonstrated no interest in the site for employment uses. The resubmission is accompanied by an Employment Statement setting out findings from the marketing exercise. The application is also accompanied by a Phase 1 Ground Report to address reason 2.
- 1.6 This resubmission therefore addresses the two previous reasons for refusal.

The Application Site

- 1.7 The site is located within the existing settlement limits of Wombwell (designated urban fringe) to the south west of the town centre. The site is linear in shape with Hemingfield Road to the western edge and railway line to the east.
- 1.8 The surrounding area is predominantly residential.
- 1.9 The site area is 0.48ha and comprises vacant industrial buildings (c2950sqm) with hardstanding. Access to the site is taken from Hemingfield Road. The site rises from north to south and existing brick buildings reflect changes in levels. The buildings are in a poor state of repair constructed in red brick with either profile sheet roof or flat roof.
- 1.10 The site sits within Flood Zone 1 and is not subject to any landscape, ecology or heritage designations. Self-seeded trees and scrub has been cleared from the site.

The Proposed Development

- 1.11 The proposal is submitted in outline for residential development with all matters reserved. The proposal includes the demolition of the existing industrial buildings.
- 1.12 An indicative layout has been provided showing how the site could be laid out in a linear form to reflect the shape of the site and utilise levels. The indicative layout shows how dwellings could be accessed with space for parking and amenity space. The site could accommodate a variety of housetypes or even apartments, this would be subject to reserved matters application. Details on design and scale is reserved for future applications, although there is a mix of housetypes, materials and heights close to the site and so there would be a number of options for new residential development. Landscaping would also be a reserved matter.
- 1.13 Further details are set out in the submitted DAS.

The Planning Application

- 1.14 This statement describes the application site and nature of the proposal (above) together with an assessment of planning policy issues (Chapter 2) of relevance to the application. Assessment of the planning application is set out in Chapter 3 with a summary of the planning application / planning case is set out in Chapter 4.

- 1.15 This statement will fully justify the proposal for the site and will advance reasons why it should be supported and outline planning permission granted.
- 1.16 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 in accordance with the advice set out in the NPPF.
- 1.17 Given the previous reasons for refusal a Phase 1 Ground Report and Employment Statement have been prepared to support the outline application. The previous reports submitted and accepted are lodged again.
- 1.18 The planning application is supported by the following:
 - i. Completed application forms, with all certificates signed and dated;
 - ii. Site Location Plan and Indicative Site Layout (CADvis3d)
 - iii. Noise Report (NOVA)
 - iv. Energy Statement (Energytest)
 - v. Drainage and Flood Risk
 - vi. Phase 1 Ground Report (Rogers Geotechnical)
 - vii. Planning Statement (Alistair Flatman Planning)
- 1.19 The submitted additional technical information is considered sufficient to enable the Local Planning Authority to determine the clear merits of the proposed development.

2 Planning Policy Review

National Planning Policy Framework (Dec 2023)

- 2.1 The National Planning Policy Framework (revised December 2023) 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 into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
- 2.2 Set out below is a summary and assessment of the relevant sections of the NPPF. 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 1-231 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

- 2.3 Paragraphs 7, 8 and 11 of the NPPF confirm that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 2.4 Paragraph 8 sets out the three overarching objectives of sustainable development, namely economic, social and environmental objectives. Paragraph 10 confirms that the presumption in favour of sustainable development is at the heart of the Framework.
- 2.5 Paragraph 11 sets out 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-date⁸, 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 proposed⁷; 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.*

- 2.6 The site sits within the urban area of Wombwell, and comprises a previously developed site with easy access to public transport (train and bus) and the local centre to the north east. It is in a sustainable location within the urban area and as such the principle of development is acceptable.

Delivering a sufficient supply of homes

- 2.7 Chapter 5 of the NPPF relates to the delivery of a sufficient supply of homes with Paragraph 60 confirming the Government's objective of significantly boosting the supply of housing.

- 2.8 Paragraph 70 confirms the role of smaller sites in meeting housing requirements stating such sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. Paragraph 70 goes on to advise that in order to promote the development of a good mix of sites local planning authorities should support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes and work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.
- 2.9 The application comprises a windfall site within the main urban area and will contribute to the Council's housing supply.
- 2.10 As such the proposal is considered acceptable in principle with regards NPPF paras 60 and 70.

Promoting Sustainable Transport

- 2.11 Chapter 9 of the NPPF refers to highways matters with para 115 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.
- 2.12 The proposed development is submitted in outline only. However the site benefits from a number of access points and given its existing use is likely to generate a greater demand for parking than a residential use as well as a greater number of vehicle movements. A residential use is therefore unlikely to give rise to any highway safety or capacity issues. The site is also in a sustainable location in terms of accessibility to shops, schools, employment opportunities and public transport. It is noted as well that the previous outline application did not generate any highways objections or concerns.
- 2.13 The proposal will not give rise to any severe residual cumulative impacts on the road network in terms of safety or capacity.

Making Effective use of Land

- 2.14 Chapter 11 of the NPPF advises that decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions (para 123). There is also an emphasis on making as much use as possible of previously-developed or 'brownfield' land.
- 2.15 Paragraph 124 also advises that decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and support appropriate opportunities to remediate degraded or derelict land. Furthermore, paragraph 124 (d) seeks to promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing and therefore use available sites more effectively
- 2.16 Paragraph 127 is also relevant to this outline application stating that LPAs should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans. LPAs should support proposals to use employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites.

2.17 The proposed development seeks to redevelop land currently in industrial use. However the buildings are dated and not attractive for ongoing employment uses. They buildings have also been subject to a number of marketing exercises and there has been no reasonable offer for the ongoing use of the site for employment / industrial uses. Further details are set out in the submitted Employment Statement.

2.18 As such it is considered the use of the land for housing is entirely consistent with guidance set out in Chapter 11 of the NPPF.

Design - Achieving well-designed and beautiful places

2.19 Chapter 12 of the NPPF refers to Design (Achieving well-designed and beautiful places) and advises that good design is a key aspect of sustainable development.

2.20 Paragraph 135 sets out a number of design criteria to be considered in terms of design of development stating:

135. 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 users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

2.21 The proposed development is submitted in outline with details on design / appearance reserved for future consideration. However, an indicative site layout has been prepared which shows how the site could be laid out. The linear form of the site will inform future layout although there is space for a number of solutions for the site in terms of detached, semi detached or terraced properties or small apartment blocks.

2.22 From the information submitted it is considered the site can be designed to reflect the residential character of its surrounds whilst providing a safe means of access. The proposal can deliver a well-designed scheme with benefits to visual amenity of the site and its surrounds.

Meeting the challenge of climate change, flooding and coastal change

2.23 Paragraph 165 of Chapter 14 confirms that development should be directed away from areas with the highest probability of flooding. The site lies within Flood Zone 1 and is therefore at low risk from flooding.

Conserving and enhancing the natural environment

2.24 Paragraph 180 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."

2.25 Paragraph 186 relates to ecology and biodiversity considerations when determining planning applications. The site comprises existing buildings and areas of hardstanding with no ecological value. Future reserved matters applications will deliver opportunities for new planting within and around the edges of the site.

2.26 The site is not subject to any landscape designations.

2.27 Paragraph 189 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.

2.28 The submitted Phase 1 Ground Report advises there are no contamination or stability issues that would prevent development of this site.

2.29 Paragraph 191 also references the importance of ensuring new developments do not harm the living conditions of existing residents. A Noise Report is submitted to advise on impact of the adjacent railway and how this should inform future reserved matters applications. No concerns were raised regarding noise in respect of the 2020 application.

Assessment against NPPF

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

- The proposal will maintain the supply of housing in the district through development of a small windfall site in the urban area of Wombwell (Urban Fabric within Barnsley);

- The proposal represents development of a sustainable site within the urban area;
- The proposal will make most effective use of previously developed land in the urban area in accordance with guidance set out in Chapter 11 of the NPPF
- The site is not of any environmental, ecological, heritage or landscape value;
- The site can be safely accessed and will not give rise to any highway safety or capacity issues;
- The site will not give rise to any flood risk or drainage issues;
- As illustrated by the proposed indicative layout and Design Statement, the development proposal will provide a development that is sympathetic to and reflective of the residential character of the surrounding area.

Statutory Development Plan Policies

2.31 The Development Plan for Barnsley is formed by the adopted Local Plan (Jan 2019). Wombwell is confirmed as a Principal Town under para 5.9 of the Local Plan (Settlement Hierarchy). The relevant policies are set out below:

- Policy SD1 – Presumption in favour of sustainable development
- Policy LG2 – The location of Growth – this confirms priority for development in Principal Towns
- 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 for residential development on sites above 0.4 hectares will be allowed subject to compliance with a number of criteria – policy copied below for completeness:

Policy H5 Residential Development on Large Non-allocated Sites

Proposals for residential development 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 E4 – Protecting Existing Employment Land – policy in full below:

Policy E4 Protecting Existing Employment Land

Land or premises currently or last used for employment purposes will be retained in order to safeguard existing or potential jobs. The development of employment land and premises for non-employment uses will only take place if:

Development would not result in a significant loss of existing jobs or employment potential;

There will still be an adequate supply of employment land or premises in the locality; and

The land or premises cannot satisfactorily support continued employment use.

If the above criteria can be satisfied then redevelopment will be allowed.

- 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

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

3 Planning Assessment

Principle of Development

- 3.1 The site comprises previously developed land in a sustainable and accessible location within the urban area of Wombwell, a principal town to the south east of Barnsley. Local Plan Policy LG2 confirms the principle of development in Principal Towns.
- 3.2 Access to the site is direct from Hemingfield Road whilst the site is also within walking distance of public transport and local shops / services. The buildings are not listed and there are no reasonable grounds to resist their demolition.
- 3.3 There are two main issues with this outline application, loss of employment land / buildings and residential development on a windfall site. These are looked at in turn below.
- 3.4 The site comprises existing buildings and hardstanding, previously in industrial use. The buildings are dated and not attractive for employment uses. The site has been subject to a marketing exercise which demonstrates a lack of interest in the land or buildings for employment use. Policy E4 seeks to resist loss of land or buildings last in employment uses unless a number of criteria can be satisfied. In light of the criteria set out in Policy E4 it is considered:
 - The loss of 2950sqm of dated floor space on a 0.48ha site in a residential area will not result in a significant loss of jobs or employment potential. The site has been vacant for a number of years and has been subject to a marketing exercise since December 2020. Only one offer has been received in 2022 well below the asking price.
 - A review of available commercial land and buildings on line (Rightmove and Primelocation Feb 2024) demonstrates there is adequate employment land available (for sale and rent) in Wombwell, much of which is in a better location and condition than the application site.
 - The buildings are in a poor state of repair and not economically attractive for employment use. Buildings require investment in fabric to improve appearance and energy efficiency whilst the location in a residential area also reduces the attractiveness of the buildings for continued employment use. As stated in the bullet above, there are a number of purpose built, newer buildings available in Wombwell that are more attractive than this site in terms of condition and location.
- 3.5 In light of the above, it is considered the proposed redevelopment of the site meets the requirements of E4 and would not harm supply of employment land in Barnsley.
- 3.6 Further details on marketing are set out in the submitted Employment Statement.
- 3.7 In respect of housing, the NPPF seeks to boost the supply of housing (para 60) and encourages use of windfall sites in urban areas. The development of this site will assist the LPA in maintaining its supply of deliverable housing sites. Similarly, NPPF paragraphs 123, 124 and 127 encourage the use of previously developed, under utilised land to deliver housing. The development of the site

would not be harmful to the supply of employment land in Barnsley and would assist the LPA in maintaining its housing land supply.

- 3.8 With regards the proposed residential development, this falls to be assessed against Local Plan policy H5 as a large windfall site. The site comprises buildings and hardstanding with direct access from Hemingfield Road. Policy H5 supports residential development on non-allocated sites subject to compliance with a number of criteria as confirmed below:
- The site is previously developed
 - The site is located within the Principal Town of Wombwell
 - The site is accessible by public transport being within walking distance of the train station (250m to north) whilst bus stops are available along Hemingfield Road and Hough Lane (B6096)
 - The site is within walking distance of Wombwell town centre – located circa 1.5km to the north east of the site (see Local Plan extract in Chapter 1 of Planning Statement as well). Local schools are also within walking distance of the site.
- 3.9 The site is therefore considered to be accessible and its redevelopment for residential use would be compliant with Local Plan policy H5.
- 3.10 The proposal is therefore considered to be consistent with Local Plan Policies SD1, LG2, E4 and H5.

Design

- 3.11 Local Plan Policy D1 sets out design principles. The site is previously developed and currently comprises a dated red brick industrial building that contributes little to the site or residential surrounds. The site comprises extensive hardstanding areas and is not subject to any ecological, heritage or landscape designations.
- 3.12 The application is submitted in outline with all matters reserved. However, an indicative layout has been prepared to show how the site could be laid out in a linear form to reflect the site's shape (and levels). The indicative layout seeks to ensure new build units would have adequate parking / garaging as well as private amenity space and would not give rise to any issues of overlooking. The site would be suitable to a mix of housetypes and sizes including apartments given the ease of access to the train station and bus services.
- 3.13 Matters relating to external appearance, scale and landscaping are reserved for future approval.
- 3.14 Whilst no specific details are set out at this stage on design, it is considered the proposal can be designed (including scale and materials) and laid out to ensure it delivers a high quality scheme that would enhance the site and better reflect the housing opposite the site. The proposal would therefore be consistent with guidance set out in the NPPF with respect to Design (Chapter 12) and Local Plan Policy D1.
- 3.15 In terms of layout / residential amenity, the submitted indicative plan demonstrates how residential units could be laid out to ensure no issue of overlooking / lack of privacy arise whilst also benefitting from private amenity space. The submitted Noise Report sets out how residential units should be

designed to ensure future occupiers enjoy suitable living conditions given proximity to the railway line. The proposal will therefore provide suitable living conditions for future residents in accordance with Local Plan policy GD1.

- 3.16 In light of the above it is considered the proposal is consistent with design guidance and policies set out in the NPPF and adopted Local Plan policies.

Highways

- 3.17 Details on access are a reserved matter. However, the nature of the site is such that future development could be accessed either by private drives or direct access to Hemingfield Road. A residential use of the site would likely generate a reduced parking requirement than existing use and also a reduction in traffic movements. In addition, this is a sustainable, previously developed site with good access to public transport, local shops and services.
- 3.18 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 policies T3 and GD1.

Residential Amenity

- 3.19 The indicative layout demonstrates that residential development can be developed on site with no issues of over-looking or loss of privacy to existing or future residents.
- 3.20 As such the proposal will ensure suitable living conditions are provided for future residents whilst ensuring there is no harm to existing residents. The proposal is therefore consistent with Local Plan policy GD1.

Drainage and Flood Risk

- 3.21 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.

Ecology

- 3.22 The site is previously developed comprising brick built industrial buildings and areas of hardstanding. There are no known protected species on site and the site is of little ecological value. Future development will provide opportunities for new tree / shrub planting within the site and along its boundaries to re-introduce vegetation to the site. Bird and bat boxes can also be included in future dwellings as deemed necessary.
- 3.23 In light of the above, there are no ecological reasons why the site should not be developed for housing.
- 3.24 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 outline planning permission should not be granted for the proposed residential development of the site.

4.0 Summary

- 4.1 This Planning Policy Statement has been prepared to support an outline planning application for residential development (all matters reserved) for land and buildings at Wembley Works, Hemingfield Road, Wombwell, Barnsley.
- 4.2 The application is a resubmission following previous refusal (LPA ref 2020/0438). The resubmission is accompanied by a Phase 1 Ground Report and Employment Statement to address the 2 reasons for refusal set out.

Background & Planning History.

- 4.3 The site comprises previously developed land within the urban fabric of Wombwell within walking distance of Wombwell Train Station and the town centre to the north east of the site.
- 4.4 The site was subject to an outline planning application for residential development in 2020 – LPA ref 2020/0438. The application was refused (6 Nov 2020) on two grounds, namely a requirement for an Employment Statement and a Phase 1 Ground Report.
- 4.5 The site has been subject to a number of market exercises (one still ongoing) which has demonstrated no interest in the site for employment uses. The resubmission is accompanied by an Employment Statement setting out findings from the marketing exercise. The application is also accompanied by a Phase 1 Ground Report to address reason 2. This resubmission therefore addresses the two previous reasons for refusal.

The Application Site

- 4.6 The site is located within the existing settlement limits of Wombwell (designated urban fringe) to the south west of the town centre. The site is linear in shape with Hemingfield Road to the western edge and railway line to the east.
- 4.7 The site area is 0.48ha and comprises vacant industrial buildings (c2950sqm) with hardstanding. Access to the site is taken from Hemingfield Road. The buildings are in a poor state of repair constructed in red brick with either profile sheet roof or flat roof.
- 4.8 The site sits within Flood Zone 1 and is not subject to any landscape, ecology or heritage designations.

The Proposed Development

- 4.9 The proposal is submitted in outline for residential development with all matters reserved. The proposal includes the demolition of the existing industrial buildings.
- 4.10 An indicative layout has been provided showing how the site could be laid out in a linear form to reflect the shape of the site and utilise levels. The indicative layout shows how dwellings could be accessed with space for parking and amenity space.
- 4.11 Further details are set out in the submitted DAS.

Assessment

- 4.12 The site comprises an accessible, previously developed site within the urban fabric of Wombwell (a Principal Town).

- 4.13 The site is currently in employment use although has been vacant for a number of years. The site has been subject to a marketing exercise since December 2020 with no reasonable offers made. In addition, it is considered the scale of the site (0.48ha / 2950sqm) is such that its loss will not significantly harm local supply whilst an online search has identified a number of similar land / buildings available in Wombwell for employment uses – these sites are better located and in newer, more suitable buildings. As such the proposal is considered to be compliant with the requirements of Local Plan Policy E4 which refers to re-use of land last in employment use. It is also considered the proposal complies with NPPG guidance set out in Chapter 11 about effective use of land.
- 4.14 The NPPF seeks to boost the supply of housing (para 60) and encourages use of windfall sites in urban areas. The development of this site will assist the LPA in maintaining its supply of deliverable housing sites.
- 4.15 The proposal, this falls to be assessed against Local Plan policy H5 as a large windfall site. The proposal is compliant with the requirements of H5 in that the site is previously developed, located within the Principal Town of Wombwell, is accessible by public transport and within walking distance of the town centre.
- 4.16 The proposal is therefore considered to be consistent with Local Plan Policies SD1 and H4.
- 4.17 The application is submitted in outline with all matters reserved. The submitted indicative layout demonstrates how the site could be laid out to accommodate a residential development with adequate access, parking and private amenity space whilst ensuring there are no issues of overlooking / loss of privacy for the neighbouring dwellings.
- 4.18 The site is in Flood Zone 1 where there is the lowest risk of flooding and can be developed without increasing the risk of flooding. There are no heritage or landscape designations on site and there are no known ecological reasons why the site should not be developed for housing.
- 4.19 Assessing the proposal against the main objectives of the NPPF, it is clear the scheme accords with the overarching approach to planning in that:-
- The proposal will maintain the supply of housing in the district through development of a small windfall site in the urban area of Wombwell (Urban Fabric within Barnsley);
 - The proposal represents development of a sustainable site within the urban area;
 - The proposal will make most effective use of previously developed land in the urban area in accordance with guidance set out in Chapter 11 of the NPPF
 - The site is not of any environmental, ecological, heritage or landscape value;
 - The site can be safely accessed and will not give rise to any highway safety or capacity issues;
 - The site will not give rise to any flood risk or drainage issues;
 - As illustrated by the proposed indicative layout and Design Statement, the development proposal will provide a development that is sympathetic to and reflective of the residential character of the surrounding area.

- 4.20 The Proposed Development therefore complies with requirements set out in the NPPF and Local Plan policies SD1, LG2, GD1, E4, H5 and D1.
- 4.21 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 outline planning permission should be granted.

