



Planning Statement

Former Wombwell High School, Lundhill Road,
Wombwell

On Behalf of Premier Construction (Northern) Limited

July 2024

nineteen47
CHARTERED TOWN PLANNERS
& URBAN DESIGNERS

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Project:

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Section 1 | Introduction

- 1.1 nineteen47 Ltd. is instructed by Premier Construction (Northern) Limited [“the Applicant”] to prepare and submit a full planning application to Barnsley Metropolitan Borough Council [“the LPA”] for the construction of 6no. residential dwellings with associated infrastructure and landscaping [“the Proposed Development”] on a parcel of land at the Former Wombwell High School site, Wombwell, Barnsley [“the Application Site” or “the Site”].
- 1.2 The Application Site forms part of a wider Mixed Use allocation in the adopted Barnsley Local Plan. The majority of the Site is currently being developed for housing under extant planning permissions. This Statement sets out the site and planning context that has informed this application, and the circumstances of the development, which demonstrate that it is acceptable in planning policy terms.
- 1.3 The principle aim of the project is to create an integrated residential development, in keeping with the development of the wider site. The scheme will make efficient use of land to deliver 6 high quality dwellings.
- 1.4 This Statement should be read and considered in conjunction with the plans, drawings and documents submitted as part of the Application. The list of supporting application documentation comprises the following:
- Plans pack by STEN;
 - Design and Access Statement by STEN;
 - Planning Statement prepared by nineteen47;
 - Drainage Strategy by Shaun Tonge;
 - Highways Note by AMA;
 - CIL Form;
 - Air Quality Assessment;
 - Land Contamination Assessment;
 - Coal Mining Report;
 - Tree Survey by BWB;
 - Ecology Survey by BWB; and
 - BNG Assessment by BWB.
- 1.5 This Statement is structured as follows:
- Section 2 provides an overview of the Site and its surroundings;
 - Section 3 provides an overview of the Proposed Development;
 - Section 4 outlines the relevant Planning Policy Context;
 - Section 5 assesses the proposals within a planning context;
 - Section 6 draws together conclusions.

Section 2 | Site Context

- 2.1 The Application Site extends to approximately 0.25 hectares and is located in the western part of the town of Wombwell, a principal settlement approximately 7km to the southeast of Barnsley.
- 2.2 As shown in Figure 1, the Site comprises a central parcel of land within the former Wombwell High School site, connected to Lundhill Road to the south.



Figures 1: Aerial images of the Application Site (*Source – Google Earth*)

- 2.3 Following the closure of the school, and subsequent demolition, a large proportion of land was sold by the Council's Estates team to the Applicant for residential development. As part of this sale that the Council retained 1.83ha of land under their own ownership for the delivery of a primary school.
- 2.4 The immediate surrounding area of Application Site is currently subject to residential development as set out in further detail below. A parcel of remaining land to the west of the Application Site is retained for a new primary school.
- 2.5 The Application Site is accessed by a new point of access along its southern boundary from Lundhill Road, which was approved as part of the residential development application for the wider site (application ref: 2019/0089). Beyond the immediate boundaries, the wider area comprises residential development to the north, east and south, with open fields located to the south west.
- 2.6 The Application Site slopes downwards and undulates from north to south and east to west. The site is not located within or close to any heritage assets and is within Flood Zone 1 (low risk of flooding) as shown on the Environment Agency's Flood Map for Planning.

- 2.7 In sustainability terms, the Site is served by bus stops on Park Street approximately 0.3km from the Site, offering access to high-frequency bus services, which connect to Barnsley town centre. Wombwell is also one of seven locations for the Barnsley Park and Ride service. In terms of rail links, an hourly train service runs from Wombwell Station to Barnsley Station, which also links the town to cities such as Sheffield, Nottingham and Leeds.
- 2.8 The centre of Wombwell is to the north of the Site offers a range of services and facilities such as a post office and library, as well as a number of convenience stores, medical practices, gym and leisure facilities, and pubs and restaurants.

Planning History

- 2.9 The LPA's Public Access records confirm relevant planning applications / decisions relating to the Site as set out in Table 1.

Application Reference	Description	Decision / Date
2012/1007	Demolition of Wombwell High School (Prior Notification)	Grant of Prior Approval 18.09.2012
2019/0089	Demolition of existing bungalow and the development of 235 no. dwellings with formation of new access, car parking, landscaping and public open space (Amended Plans and Description)	Approved (Subject to Legal Agreement) 30.04.2020
2022/0608	Variation of conditions 2, 6, 20 and 22 of application 2019/0089	Approved (31.01.2023)
2023/0523	Variation of condition 20 (landscaping) of application 2022/0608	Approved (23.02.2024)

Table 1: Planning History

- 2.10 In September 2012, a Prior Approval application (ref: 2012/1007) was submitted to the LPA for the demolition of the former Wombwell High School, following its amalgamation with the also former Darfield Foulstone School to form Netherwood Academy. As a result of this, the buildings were redundant and were proposed to be demolished to make way for future development. Subsequently, Prior Approval was granted in January 2013 and the school was demolished shortly after by the Council.

- 2.11 The Applicant (Premier Construction) then submitted a full planning application in 2019 (ref: 2019/0089) for the demolition of an existing bungalow and the development of 235 no. dwellings with formation of new access, car parking, landscaping and public open space.
- 2.12 In accordance with the Local Plan designation for the site, an area of land within the wider site was earmarked for a new primary school and was originally located in the north west corner of the site on a plateau occupied by the former school buildings. This layout included the development of the current Application Site for housing development at that time. During the course of the application, the proposed layout was amended at the Council's request to position the school land within the centre of the site, as shown in figure 2 below.
- 2.13 Full planning permission was granted on 30th April 2020. As part of this permission, a new access point was established from Lundhill Road following the demolition of an existing bungalow.
- 2.14 Following the granting of planning permission, the Applicant sold the site on to Miller Homes, who are now in the process of building out the permitted scheme of circa 235no. homes. The Applicant retained a small area of land approximately 0.17ha in size at the centre of the site. The Council retained ownership of an area of land extending to 1.83ha for the provision of a new primary school.



Figure 2: Planning Layout of Application 2019/0089

- 2.15 The subsequent layout approved pursuant to S73 permission (ref 2022/0608) is shown in Figure 3.

- Feedback was provided on the housetypes to ensure that all the rooms are of an adequate size.
- The scale of the development, being two storeys, albeit two houses which are 2.5 storeys, would be in keeping with the surrounding area was welcomed.
- Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. Proposals will be supported where they are consistent with Policy H6.
- These proposals for 7 dwellings require 1 designated visitor parking space which should be separate from anything already approved within the adjacent site.
- The driveways of plots 2 and 4 are positioned too close to the ramps.
- A full Tree Survey is required. If trees are to be removed then replacement planting will be required as part of a landscaping scheme.
- The development would need an education contribution for 1 primary pupil at £16,000 due to pressure on primary places. Secondary contribution would not be required

2.20 In July 2023, the Applicant also made contact with the Education and Partnerships team at the Council, who confirmed that presently the need for a school is not anticipated in the immediate future. This is discussed further in Section 5 of this Statement.

2.21 The feedback provided by the LPA has informed the final application for the site. As part of the design revision, a number of changes were made to reflect the feedback provided, this includes:

- A reduction from 7no. dwellings to 6no. dwellings;
- Appropriate separation distances between the relevant dwellings;
- A visitor parking bay provided within the Proposed Development.
- A Tree Survey has been provided.

Section 3 | Proposed Development

- 3.1 This Application seeks full planning permission for construction of 6no. residential dwellings with associated infrastructure and landscaping at the Former Wombwell High School site, Wombwell, Barnsley.
- 3.2 The Application is supported by a comprehensive Design & Access Statement, which provides a detailed description of the Proposed Development as summarised below.
- 3.3 In terms of the quantum of development, the proposed scheme comprises 6no. market dwellings split between the following mix:
- 1no. 1-bedroom bungalow;
 - 1no. 2-bedroom bungalow;
 - 2no. 3-bedroom dwellings; and
 - 2no. 4-bedroom dwellings.
- 3.4 Plots 3 and 5 (which are 4-bedroom and 3-bedroom dwellings respectively) will each benefit from a single detached garage. Plot 6, the largest 4-bedroom dwelling, will benefit from a dual detached garage.
- 3.5 The layout of the Proposed Development has been arranged to respond to the approved streets forming part of the adjacent development. In this regard, the dwellings have been arranged to have their main elevations fronting the adjacent development; Plots 1 and 2 face south, Plot 3 is dual aspect (facing south and east), whilst the remaining Plots 4, 5 and 6 face east towards the adjacent approved play area.
- 3.6 In terms of scale, there will be a mix of ridge heights across the Application Site. The Proposed Development comprises bungalows, and therefore single storey dwellings, on Plots 1 and 2. Whereas Plots 3 and 6 will be 2 storeys in height, and Plots 4 and 5 will be 2.5 storeys in height.
- 3.7 The appearance of the dwellings takes account of the housetypes and materiality of the adjacent development. In this respect, reconstituted stone is proposed for elevations, whilst the roofing will be constructed with dark grey concrete roof tiles. In terms of the detailing, white fenestration to the windows and doors with stone sills and lintels has been selected, with corresponding white door canopies. These features will be contrasted by black doors on both the dwellings and garages, with service boxes and rainwater goods also proposed to be black.
- 3.8 Vehicular access to the Proposed Development will be through the newly established access point off Lundhill Road, which was approved as part of the adjacent development.
- 3.9 Each dwelling will have an associated driveway, types of which are split across the Site. Plots 1, 2, 4 and 5 will have single driveways, Plot 3 will also have a single driveway, and Plot 6 will have a double driveway. In terms of parking, each dwelling has been given sufficient private parking provision in accordance with the mix of the dwellings. Additionally, an area has been provided within the Application Site to provide 1no. visitor parking space.

- 3.10 With regard to accessibility, Plots 2 and 6 will be M4(2) compliant, whilst Plot 1 will be M4(3) compliant. Further to this, all dwellings will be NDSS compliant.
- 3.11 In terms of landscaping, each dwelling will feature soft landscaping around the areas, which front onto the adopted highway. These soft landscaped areas will form the front gardens for each dwelling and will benefit from an attractive planting scheme, in keeping with the wider context. Additionally, each dwelling will have private amenity green space to their rear distinguishable by a mix of combination of low level stone brick walls and fence panels and a metal railing where the dwellings front onto the open space. All private gardens are in excess of relevant standards.
- 3.12 The dwellings would also be equipped with secure cycle storage facilities within the curtilage of each property. The site would also provide each dwelling with facilities for electric vehicle charging.
- 3.13 The design of the scheme has taken into account the feedback received at the pre-application stage and a number of changes were made to reflect the feedback provided, this includes:
- A reduction from 7no. dwellings to 6no. dwellings;
 - Appropriate separation distances between the relevant dwellings;
 - A visitor parking bay provided within the Proposed Development.

Section 4 | Planning Policy Context

- 4.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.3 The Development Plan for the purposes of determining this Application consists of the Barnsley Local Plan (adopted January 2019) [“the Local Plan”].
- 4.4 In addition to the Development Plan, applications should have regard to the National Planning Policy Framework (2023) [“the Framework”] and National Planning Practice Guidance [“the PPG”], which are material considerations in any decision.
- 4.5 Other material considerations in this case include a number of the LPA’s adopted Supplementary Planning Documents [“SPDs”] such as the Design of Housing Development SPD (2023), Parking SPD (2019) and Trees and Hedgerows SPD (2019).

Development Plan

The Barnsley Local Plan (January 2019)

- 4.6 The Local Plan sets out the key elements of the planning framework for Barnsley, and the approach to its long term physical development to achieve the Council’s vision for the borough. The Local Plan was adopted in January 2019 and forms the main document within the Council’s Development Plan.
- 4.7 The Proposals Map associated with the Local Plan designates the Former Wombwell High School site, in which the Application Site falls, for mixed-use development under Policy MU6 (see Figure 4).



Fig. 4 – Development Plan Policy Map extract

- 4.8 Policy MU6 states that the site is allocated for mixed-use development comprising an indicative number of dwellings proposed for the site of 250 and 2ha. of land for the delivery of a primary school.

4.9 Table 2 sets out the planning policies considered to be relevant to this Application. These policies are considered further in Section 5 of this Statement.

Policy No.	Topic	Comments
SD1	Presumption in favour of sustainable development	States that a positive approach will be taken when considering development proposals. This includes working pro-actively to find solutions so that applications can be approved wherever possible.
GD1	General Development	Sets out how proposals will be approved including, inter alia, where: there will be no significant adverse effect on the living conditions and amenity of future residents; the proposals safeguard access to adjacent land; and where they are compatible with neighbouring land and will not significantly prejudice the future use of neighbouring land.
LG2	The Location of Growth	Wombwell is classified as a Principle Town where development will be prioritised with an expectation to accommodate significantly more growth than villages, to accord with their place in the settlement hierarchy.
H1	The Number of New Homes to be Built	Sets the target of new homes for the plan period 2014 to 2033 at 21,546
H2	The Distribution of New Homes	States that 2,069 dwellings will be delivered in Wombwell between 2014 and 2033. The policy reiterates that Wombwell is a priority area for development.
H3	Uses on Allocated Housing Sites	Development on allocated housing sites will be allowed where they are, inter alia; if a small scale and ancillary to the housing element.
H6	Housing Mix and Efficient Use of Land	States that housing proposals are expected to deliver a mix of house sizes and types to create mixed and balanced communities.
H7	Affordable Housing	States that developments of 15 or more dwellings are expected to provide affordable housing.
T3	New Development and Sustainable Travel	Expects new development to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists; and provide parking for cycles, bikes etc.

GS1	Green Space	Requires new development to provide or contribute towards green space in line with the Green Space Strategy
GS2	Green Ways and Public Rights of Way	Seeks to protect rights of way from development.
BIO1	Biodiversity and Geodiversity	Sets out that development will be expected to conserve and enhance the biodiversity and geodiversity features through measures such as, inter alia; following national mitigation hierarchy, and protecting ancient and veteran trees where identified.
D1	High Quality Design and Place Making	Development is expected to be of high-quality design and should respect, take advantage of and reinforce the distinctive local character and features of the borough. Through its layout and design, development should, inter alia; provide clear and obvious connections to the surrounding street, make the best use of high quality materials; and provide high quality public realm.
CC1	Climate Change	The Council seek to reduce the causes of and adapt to the future impacts of climate change.
CC2	Sustainable Design and Construction	Development is expected to minimise resource and energy consumption through the inclusion of sustainable design and construction features, where viable.
CC3	Flood Risk	Proposals over 0.4 hectares in Flood Zone 1 will need to demonstrate how the proposal will make a positive contribution to reducing or managing flood risk.
CC4	Sustainable Urban Drainage	The Council promotes the use of SuDS on minor development.
CL1	Contaminated and Unstable Land	Where contamination may present a risk to the water environment, proposals must be accompanied by a report which shows that investigations have been carried out to work out the nature and extent of contamination and the possible effect it may have on the development.
Poll1	Pollution Control and Protection	Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.
I1	Infrastructure and Planning Obligations	Development must contribute as necessary to meet all on and off site infrastructure

		requirements to enable development to take place satisfactorily.
RE1	Low Carbon and Renewable Energy	All development is expected to seek to incorporate initially appropriate design measures, and thereafter decentralised, renewable or low carbon energy sources in order to reduce carbon emissions.

Table 2: Relevant Local Plan policies

National Planning Policy Framework (NPPF, 2023)

- 4.10 The NPPF makes it clear at Paragraph 224 that the policies contained within the Framework are material considerations to a particular decision or determination.
- 4.11 Section 2 of the NPPF seeks to achieve sustainable development, with Paragraph 8 detailing that there are three overarching objectives to achieving sustainable development which are interdependent. These objectives are:
- an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
 - an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 4.12 Paragraph 10 states that at the heart of the NPPF is a presumption in favour of sustainable development, with Paragraph 11 detailing that, 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-date, 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 proposed; 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.
- 4.13 Section 4 relates to decision-making, with Paragraph 38 stating that local planning authorities should approach decisions on proposed development in a positive and creative way and that decision-makers at every level should seek to approve applications for sustainable development where possible.
- 4.14 With regard to the determination of planning applications, Paragraph 47 reaffirms the statutory requirement for decisions to be made in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.15 Section 5 focuses on the delivery of a sufficient supply of homes and Paragraph 65 relates to the provision of affordable housing, stating that this should not be sought for residential developments that are not major developments, other than in designated rural areas.
- 4.16 Section 9 promotes sustainable transport. When considering development proposals, Paragraph 114 outlines that it should be ensured that:
 - a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
 - b) safe and suitable access to the site can be achieved for all users;
 - c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and
 - d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 4.17 Paragraph 115 states 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.
- 4.18 Section 11 promotes the effective use of land and Paragraph 123 explains that planning policies and 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. Paragraph 123 also seeks to maximise the re-use of previously developed or brownfield land.
- 4.19 Paragraph 128 supports development which seeks to make efficient use of the land taking into account the availability of infrastructure and service, maintain the areas prevailing character or promote regeneration where required and seek well-designed and beautiful, attractive and healthy places.
- 4.20 Paragraph 129 acknowledges that area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places.
- 4.21 Section 12 seeks to achieve well-designed places, stating that the need for good design as a

key aspect of sustainable development and being clear about design expectation is fundamental to achieving acceptable and adaptable communal places. Paragraph 131 states that the creation of high-quality buildings and places is fundamental and furthermore, good design is key to sustainable development.

4.22 Paragraph 135 states that planning 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.

4.23 Paragraph 137 asserts that design quality should be considered throughout the evolution and assessment of individual proposals.

4.24 Paragraph 139 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

4.25 Section 14 focuses on meeting the challenge of climate change, flooding and coastal change. Paragraph 157 states the planning system should support the transition to a low carbon future in a changing climate and can help to this by, inter alia, encouraging the reuse of existing resources, including the conversion of existing buildings.

4.26 Paragraph 162 states that, in determining planning applications, local planning authorities should expect new development to:

- comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
 - take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
- 4.27 Paragraph 173 details that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere and that applications should be supported by a site-specific flood-risk assessment, where appropriate.
- 4.28 Section 15 seeks to conserve and enhance the natural environment. Paragraph 180 states that planning policies and decisions should contribute to and enhance the natural and local environment by, inter alia:
- Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils;
 - Recognising the intrinsic character and beauty of the countryside;
 - Minimising impacts on and providing net gains for biodiversity;
 - 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;
 - Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 4.29 Paragraph 189 states that planning policies and decisions should ensure that a site is suitable for its proposed use, taking account of ground conditions and any risks arising from land instability and contamination.

Other Material Considerations

Parking SPD (2019)

- 4.30 The maximum parking standards for this type of development (Use Class C3) are set out in the Council's Parking SPD. This states for dwellings with 3 or more bedrooms, a provision of 2 parking spaces is recommended. Furthermore, the SPD outlines that 1 visitor parking space should be provided per 4no. dwellings, subject to the layout.

Trees and Hedgerows SPD (2019)

- 4.31 The Trees and Hedgerow SPD offers guidance to developers on how to deal with existing trees and hedgerows on development sites. The SPD supplements the aims set out in Local Plan Policy BIO1 and, principally, advises developers and builders of considerations to be had regarding trees and hedgerow from the start of their development proposals, throughout their evolution, during their consideration, and throughout the construction phase.

Design of Housing Development (2023)

- 4.32 This SPD primarily supplements Local Plan Policy D1 – "High Quality Design and

Placemaking” and sets out the principles that will apply to the consideration of planning applications for new housing development including infill sites.

- 4.33 Principally, the SPD sets out a number of guidelines which proposals for new residential development should take into account. The guidelines of most relevance to the Proposed Development are, inter alia: relationship with existing dwellings and space between proposed dwellings; character; design of residential car parking and garages; and front gardens and boundary treatments.

Planning Obligations SPD (2019)

- 4.34 The Planning Obligations SPD supplements Local Plan policy I1 (Infrastructure and Planning Obligations). The SPD sets out where the Council may seek planning contributions, such as for school places, sustainable travel, affordable housing and open space provision.
- 4.35 Contributions may also be required to fund highway works, for example through section 278 and section 38 agreements.

Section 5 | Planning Assessment

- 5.1 On the basis of the policy framework set out in Section 4 of this Statement and in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the Proposed Development is considered below within the context of the Development Plan and national planning policy and guidance including the Framework and the PPG; along with other material considerations, including the various supplementary planning documents which run alongside the Local Plan.
- 5.2 The Proposed Development will be considered in respect of the following key issues, before undertaking a planning balance exercise to weigh its benefits against any residual adverse impacts:
- The General Principle of Development;
 - Design and Landscaping;
 - Access, Highway Safety and Parking Provision;
 - Arboriculture;
 - Drainage; and
 - Ecology and Biodiversity.

Principle of Development

- 5.3 The Local Plan sets out that the Principle Town of Wombwell is intended to be a focus for housing growth. In this regard, the wider site is allocated within the Local Plan for mixed-use development under Policy MU6, which sets out that an indicative 250no. dwellings should be delivered on the site whilst 2ha of land is retained for the delivery of a primary school.
- 5.4 The Application Site comprises a small parcel of land, 0.17ha in size, which has been retained by the Applicant following the sale of the wider site to Miller Homes. The development of the adjacent approved development is now underway for 235 dwellings which has left 2ha for the delivery of a primary school, in accordance with Policy MU6.
- 5.5 Whilst the Application Site forms a small part of the safeguarded land (8.5%), it is important to note that the Council sold the land to the Applicant in February 2022 for the delivery of residential development. In the event that the Council were unable to ascertain whether the adjacent development would threaten the viability of a primary school scheme, a larger area of land should have been retained. However, the Council sold most of the land to the Applicant and retained 1.83ha. In this respect, it can be reasonably assumed that the Council were thereby satisfied that the retained section of land (1.83ha) would be sufficient for any future proposals to deliver a primary school on the safeguarded land.
- 5.6 Furthermore, in terms of the use of the Application Site, the sale also confirms the Council were satisfied that residential development was appropriate for the full extent of the land which was sold. In this respect, by way of its inclusion in the sale, the Application Site is appropriate for residential development.
- 5.7 As part of the Applicant's pre-application enquiry, the case officer stated that development upon the Application Site may have an impact upon the delivery of a primary school in terms of the land required for the school and access to it. However, the Council could not ascertain what, if any, impact may be had on the safeguarded land due to there being no forthcoming scheme to deliver a school. Furthermore, the physical positioning of the Application Site means that the Site is unlikely to be beneficial to the delivery of the school in any case.

- 5.8 In terms of safeguarding access, given the location of the Application Site and the approved highway network of the adjacent development, the Proposed Development is not considered to be a threat to the accessibility of any future development on the safeguarded land. To demonstrate this, a number of potential future access options were explored during the design phase of the Proposed Development. An example of this is shown in Figure 4 below.



Figure 4 – Indicative potential future access to safeguarded land

- 5.9 Nevertheless, the Application Site offers a sensible rounding off to the adjacent residential development. The previous application on the site was for 235 dwellings which is 15 units below the indicative number set out in the MU6 allocation. As such, the development of the Application Site for an additional 6 dwellings is considered to be appropriate and in accordance with the MU6 allocation.
- 5.10 In addition to the above, the Site is a small area, intersecting a number of public highways, adjacent to both residential development and an area of public open space. In this regard, the development offers an appropriate use of the land given the surrounding context and will deliver an attractive gateway visual at the entrance to the Site.
- 5.11 In terms of its context, the Application Site is located in a sustainable location with good access to nearby local facilities and services within Wombwell. There are also good public transport links which provides means of transport other than the private car to a range of locations including Barnsley Town Centre.
- 5.12 To summarise, it is recognised that the Proposed Development is contrary to Local Plan Policy MU6 in that it would result in a slightly lesser amount of safeguarded land for the delivery of a primary school. However, as it has been discussed above, the Application Site was sold to the Applicant for the purpose of delivering residential development. Therefore, by way of the sale, the Council have acknowledged that the Site is acceptable for this form of development. Furthermore, the sale also confirms that the Council recognise the retained ownership of 1.83ha of safeguarded land is sufficient to deliver a new primary school.
- 5.13 In terms of the other matters, the Proposed Development does not impact upon the future ability to access the safeguarded land. An example of a suitable access option has been shown above to demonstrate this principle.

- 5.14 On balance, with consideration to the matters above, the principle of residential development upon the Site is acceptable, and will not cause any detrimental impact upon the viability of any future development proposals on the adjacent safeguarded land. In alignment with Paragraph 47, it is considered that in this case, the material considerations have indicated that the Proposed Development is acceptable.
- 5.15 Further to this, it is considered that the Proposed Development is in accordance with Local Plan Policy GD1 in that access to adjacent land is safeguarded, it is compatible with its neighbouring use, and will not significantly prejudice the future use of neighbouring land. The Proposed Development also accords with Policies LG2, H2 and T3 in that Wombwell is a priority area for growth, and the Site is located in a sustainable location.

Design and Landscaping

- 5.16 The Design and Access Statement prepared by Sten Architecture provides a comprehensive assessment of the Proposed Development and its wider context.
- 5.17 In terms of layout, the arrangement of the proposed dwellings responds to the wider context to deliver an efficient and effective layout. The dwellings have been laid out to address the street scene and maximise natural surveillance across open space and adopted highways. Furthermore, the dwellings are arranged to minimise the level of hard surfacing across the Site, providing substantial levels of soft landscaping provision, in keeping with the public open space to the east of the Site.
- 5.18 In terms of scale of development, the provision of bungalows alongside 2 and 2.5 storey dwellings is considered to be in keeping with the adjacent development and works with the topography of the site to ensure a cohesive streetscene. In accordance with the requirements of Local Plan Policy H6 a broad mix of house sizes and types are provided, which are capable of being adapted to meet the changing needs of the population.
- 5.19 With regard to appearance, the proposal are sympathetic to the house types and materials in the adjacent development. The palette of reconstituted stone with slate grate roof tiles has been chosen to compliment the adjacent development. Furthermore, these materials will make effective use of new technology and construction methods, in alignment with the aims of Local Plan Policy CC2.
- 5.20 The dwellings are considered to be of individual character with a balance of traditional influence and contemporary suburban features to deliver recognisable and desirable homes. In this regard, the proposed dwellings are considered to meet local demand, be of high-quality, be accessible to the market, and meet latest efficiency standards.
- 5.21 In terms of landscaping, the Proposed Development has been designed to blend into the wider context, including soft landscaped front gardens with an attractive shrub planting scheme enclosed by a combination of low-level metal railings and timber knee rails. This provides a suitable proportion of green area to hard surfacing as directed by the guidance set out in the Design of Housing Development SPD. Each dwelling will also benefit from generous private amenity space, the sizes of which are in excess of the relevant standards. In this respect, the Proposed Development will deliver a high-quality environment.
- 5.22 In conclusion, the Proposed Development is of high-quality design and provides clear and obvious connections to the surrounding streets; makes the best use of high quality materials; and provides high quality public realm. In this respect, the proposals are in accordance with

Local Plan Policy D1. The Proposed Development is also in accordance with Policies CC2 and RE1 of the Local Plan through the inclusion of sustainable design and materials.

- 5.23 The Proposed Development is also in accordance with NPPF Paragraph 135, as it follows the principles of high quality design such as optimising the potential of the site, creating safe and accessible places with a standard of amenity, and being visually attractive as a result of good architecture, layout and landscaping.
- 5.24 Furthermore, the Proposed Development is a result of the evolution and assessment of individual proposals, as required by Paragraph 137 of the NPPF, and consideration has also taken account of local design guidance and supplementary planning documents as required by NPPF Paragraph 139.

Impact on Residential Amenity

- 5.25 The Proposed Development has been designed to ensure that all relevant separation distances are met to ensure appropriate residential amenity standards.
- 5.26 In terms of its layout and design, the Proposed Development ensures that high standards of privacy, light and outlook are provided for all proposed and neighbouring residents. Further to this, the proposed dwellings have been arranged to orientate towards public open space and/or public highways. In this regard, the level of natural surveillance across the wider area has been maximised, which is in accordance with the Design of Housing Development SPD. The arrangement will also reduce opportunities for crime in that neighbouring front gardens are to be overlooked by other dwellings.
- 5.27 In conclusion, the Proposed Development is considered to be in accordance with Local Plan Policy GD1 and NPPF Paragraph 135 in that there will be no significant adverse effect on the living conditions and residential amenity of neighbouring and future residents.

Accessibility

- 5.28 The Proposed Development includes the delivery of 6no. dwellings which are all NDSS compliant. 2no. dwellings will also be M4(2) compliant, with 1no. dwelling being M4(3). In this respect, it is noted that Supplementary Planning Document: Design of Housing Development requires 26% of all new dwellings to be built to M4(2) accessible and adaptable standard. Further to this, 6% of all new dwellings should be built to be wheelchair accessible (M4(3)).
- 5.29 By way of comparison, the Proposed Development includes the delivery of 2no. M4(2) compliant dwellings, which equates to 33% of the total provision. In terms of M4(3) compliance, 17% of the total housing provision will be M4(3) compliant. This demonstrates that a greater provision of adaptable dwellings is proposed, compared to that which is required, and is therefore considered to represent an acceptable and beneficial provision towards accessible dwellings in the area.

Access, Highway Safety and Parking Provision

- 5.30 As part of the planning application for the wider development (ref: 2019/0089) a Transport Assessment was submitted. The traffic modelling undertaken as part of this assessment was based on an elevated number of dwellings (250 dwellings), along with a provision for the school (approximately 315 pupils) to add to the robustness of the assessment. Overall, it was concluded that the proposals were considered to be in accordance with national and local

planning policy from a transport perspective as the impact of the development proposals were acceptable.

- 5.31 Notwithstanding this, as part of this application submission, Andrew Moseley Associates (AMA) have prepared a Highways Supporting Statement to further review the highway impacts associated with the proposed six-dwelling development. The assessment concludes that the proposed development is not expected to generate a significant level of vehicle movements and will therefore not result in a severe impact in highway capacity terms.
- 5.32 The Site is proposed to be accessed via the newly established access point off Lundhill Road, as approved under the adjacent development. The Application Site abuts three highway routes, ensuring that all of the dwellings can be safely accessed without impacting neighbouring properties. Each dwelling also benefits from an associated driveway, some of which also include private garages.
- 5.33 In terms of parking, it is considered that an appropriate level of parking spaces are proposed across the Application Site given the number of dwellings. The 1 and 2-bedroom dwellings will have access to 1no. private parking space, with the larger 3 and 4-bedroom dwellings benefiting from additional driveway spaces as well as those with their private garages. In addition to private parking spaces, 1no. visitor parking space has been included within the scheme in accordance with the Parking Standards set out in the Council's Parking SPD.
- 5.34 With regard to cycle parking, it is recognised that private garage space will provide an appropriate means of secure storage for several cycles, including those which are motorised/electric. Where a dwelling does not have an associated garage space, given the proposed boundary treatments, it is understood that the generous private amenity areas can accommodate cycle parking space.
- 5.35 It is therefore considered that the Proposed Development is in accordance with Policy T3 of the Local Plan in that an acceptable level of parking for both vehicles and cycles has been delivered across the scheme. The proposals also align with the aims of Chapter 9 of the NPPF, principally Paragraph 108 in that the patterns of movement, streets and parking have been integral to the design of the scheme, contributing to the delivery of a high quality environment. Consideration has also been given to the Parking SPD in accordance with the requirements of Paragraph 139 of the NPPF.

Arboriculture

- 5.36 The Application is supported by an Arboricultural Impact Assessment undertaken by BWB. The Tree Survey concludes that the Site contains one low quality tree group (Category C) and two low quality individual trees (both classified as Category C).
- 5.37 To facilitate the Proposed Development, the tree group and two individual trees will need to be removed to facilitate the construction of the development. To mitigate the loss of these trees, an offsite compensatory planting is expected to be required.
- 5.38 The Applicant is committed to working with the LPA to secure the required mitigation in accordance with the guidance set out in the Trees and Hedgerow SPD and Policy BIO1.

Drainage

- 5.39 The Application is supported by a Drainage Strategy undertaken by Shaun Tonge Engineering, which confirms that the site is part of the former Wombwell High School re-development. The

drainage infrastructure for the site has been constructed by Miller Homes under a separate planning approval and can support the Proposed Development.

- 5.40 In terms of surface water drainage, it is proposed to utilise a communal cellular soakaway to the rear of plot 6. The soakaway will be sized to cater for 683m² of impermeable area. With an infiltration rate of 1.8 x 10⁻⁵ m/s the soakaway would need to be 5.0 x 5.0 x 1.2m to cater for the 1 in 30 year storm event.
- 5.41 In terms of foul water drainage, a connection to the Section 104 foul sewer in the site frontage is proposed.
- 5.42 In conclusion, an appropriate drainage solution has been put forward in accordance with Policy CC4.

Ecology and Biodiversity

- 5.43 An Ecological Impact Assessment has been prepared by BWB which assesses the ecological features present on site and any mitigation measures and enhancements that are deemed necessary.
- 5.44 Overall, the Site was considered suitable to provide limited opportunities for common birds and hedgehogs, and negligible value for reptiles and great crested newts. There are negligible potential bat roost features within the Site and the Site is also of very low to negligible foraging/roosting value for bats within the Site and there was no evidence of badgers was recorded during the survey.
- 5.45 Good practice measures including timed vegetation clearance, will be required to mitigate any harm, disturbance or killing of these species during site clearance and construction phases including for nesting birds and hedgehogs.
- 5.46 Furthermore, recommended enhancement measures include the incorporation of six integrated bat boxes and six integrated bird boxes (i.e. 100% of dwellings), in line with the Barnsley Loal Plan.
- 5.47 A Biodiversity Enhancement and Management Plan is recommended be to provide all details of the enhancement and mitigation measures which can be conditioned as part of any planning approval.
- 5.48 A Biodiversity Net Gain Assessment has been undertaken by BWB which details areas of habitat for retention, enhancement, and recreation and the requirements for off-Site compensation.
- 5.49 The Site habitat baseline provides a total of 0.97 habitat units with a total area of 0.17 ha. The results of the biodiversity net gain assessment for the habitat areas demonstrated that the post development habitats proposed for the Site would result in a net change of -0.84 habitat units, resulting in an overall net change of -86.73%. Furthermore, considering the 10 % net gain required for the Site, the total habitat unit deficit is -0.94 habitat units.
- 5.50 The results of the metric show that the trading rules are not satisfied. The proposed development has a -0.13 loss in other woodland; broadleaved, which is of medium distinctiveness habitat types. As part of the habitat units required, a total of 0.13 medium distinctiveness woodland and forest habitat units will need to be obtained in order to compensate the loss of woodland at the at the Site.

- 5.51 Given the scope of the proposed project and scale of the Site, there is limited opportunities to improve the habitat unit score on the Site or provide a 10% net gain for the Site. It is therefore recommended an area is sought for off-Site compensation in order to provide the mandatory 10% net gain for the development proposals.
- 5.52 Overall, with appropriate mitigation the development proposals are considered likely to result in a minor positive impact to the habitats and species in accordance with policy BIO1.

Section 6 | Conclusions

- 6.1 This Statement has been prepared on behalf of the Applicant to support an application for full planning permission for the erection of 6no. residential dwellings with associated infrastructure and landscaping on a parcel of land at the Former Wombwell High School site, Wombwell, Barnsley.
- 6.2 The land to which this Application relates is located within a mixed-use allocation site for the delivery of residential development and a new primary school. In this respect, Policy MU6 requires 2ha of land to be safeguarded for the delivery of a primary school. However, the Council only sought to retain 1.83 ha of land as part of the sale of the Site to the Applicant and therefore, this demonstrates that this is all they considered necessary to deliver the primary school. Furthermore, the Education Department have confirmed that there is no anticipated demand for the school but the positioning of the Site within the allocation does not prejudice the potential for a school to be brought forward in future in any case.
- 6.3 Notwithstanding the above, the Proposed Development represents a logical rounding off of the residential element of the MU6 allocation with the total quantum of development remaining below the indicative 250 dwelling capacity.
- 6.4 On balance, with consideration to the matters above, the principle of residential development upon the Site is acceptable, and will not cause any detrimental impact upon the viability of any future development proposals on the adjacent safeguarded land. In alignment with Paragraph 47 of the NPPF, it is considered that in this case, the material considerations have indicated that the Proposed Development is acceptable.
- 6.5 The Proposed Development accords with the relevant policies of the Development Plan and paragraphs of the NPPF.
- 6.6 It is therefore respectfully requested that full planning permission is granted.



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