

Planning Statement

Residential Development of a single
Detached Dwelling:- Land off Park Hollow

1.0 Introduction

This Planning has been prepared on behalf of Mr A McHale. It is intended to assist Barnsley Metropolitan Borough Council (BMBC) in their determination of a full planning application for the residential development of a single detached dwelling on land adjacent to no.16 Park Hollow, Wombwell, Barnsley, S73 0HN

In addition to this Statement, the planning application should be considered in recognition of the following supporting documents:

Plans

- Site Location Plan 1/1250
- Existing Site Plan dwg no. 2018-0034-PA-01
- Proposed Site Plan dwg no. 2018-0034- PA 02
- Sections and Plans dwg no. 2018-0034-PA03
- Elevations dwg no. 2018-0034-PA04
- New Planting Plan ref AWA2624

Reports

- Arboriculture Report Ref AWA2438

This Planning Statement will describe the application site and the surrounding area, the proposed development, and assess the proposals against the relevant planning policy framework.

The Statement shall also outline the sustainability credentials of the development and clearly demonstrate that the benefits of the scheme outweigh any potential adverse impacts.

2.0 Site & Surroundings

The application concerns the development of land located to the North East of Park Hollow, Wombwell. Park Hollow is a residential housing estate located approximately 0.5km to the south east of Wombwell Town Centre. Park Hollow is a residential cul-de-sac which runs parallel to Valley Way which is located to the north and Park Road located to the south. It is from Park Road that access is taken to the housing estate.

The site is rectangular in shape and extends along the highway boundary and alongside no.15 Park Hollow. Levels are generally flat until they rise along an embankment on the northern boundary with Valley Way. Tree cover within the site includes approximately 18 trees, these join a wider and much larger woodland group which is collectively subject to a group Tree Preservation Order. The woodland extends along the boundary to Valley Way which is a main distributor road. The sites boundary is defined by a close boarded timber fence, providing screening to area of incidental garden space which includes several timber structures.

Development within Park Hollow has evolved over the years. Originally the estate lay within the grounds of Wombwell Hall. The initial phases of the estate were constructed within the early 80's (approx) with later phases constructed in the early 00's. The last 10 years have seen examples of further infill development, this is primarily centred on the junction with Park Street where the Country man pubic house was previously located.

The site shares a boundary with no.15 Park Hollow which is a large bay fronted two storey detached property which also has an integral garage. This property is an example of one of the development phases undertaken in the early 2000's. The property is constructed from an

orange multi brick, concrete roof tile with artstone heads to window openings. Across the eastern boundary and separated by a group of trees is no.11 Park Hollow, an extended 2 storey detached. This is an example of the earlier phase of development and is constructed from a multi-buff brick.

Wombwell Town Centre is located to the north and Cortonwood Retail Park to the south of the site. There are numerous employment and leisure facilities are on hand around the centre as well as at Manvers which is located to the south east of the site. Valley Way link up with the A6195 which provides access to the M1 located to the west.



3.0 Proposal

The application seeks full planning permission for the erection of a detached 4 bedroom two storey bay windowed property.

The property would front onto Park Hollow and have a total floor space of approximately 130m² the accommodation would be laid out as follows:

Ground Floor:

Hallway serving downstairs WC and access to front lounge. Rear of the property supporting a Kitchen Diner with bi-fold doors opening onto a rear garden space.

First Floor: Family bathroom and 4 bedrooms with the master supporting an en suite.

External:

Enclosed gardens measuring over 425m². Two dedicated parking spaces.

Construction :

Exact materials to be agreed, walls to be brick with a concrete tiled dual pitched roof. Windows to be sash UPVC set within a reveal with stone heads and lintels. Black UPVC gutters and fall pipes.

Tree Removal:

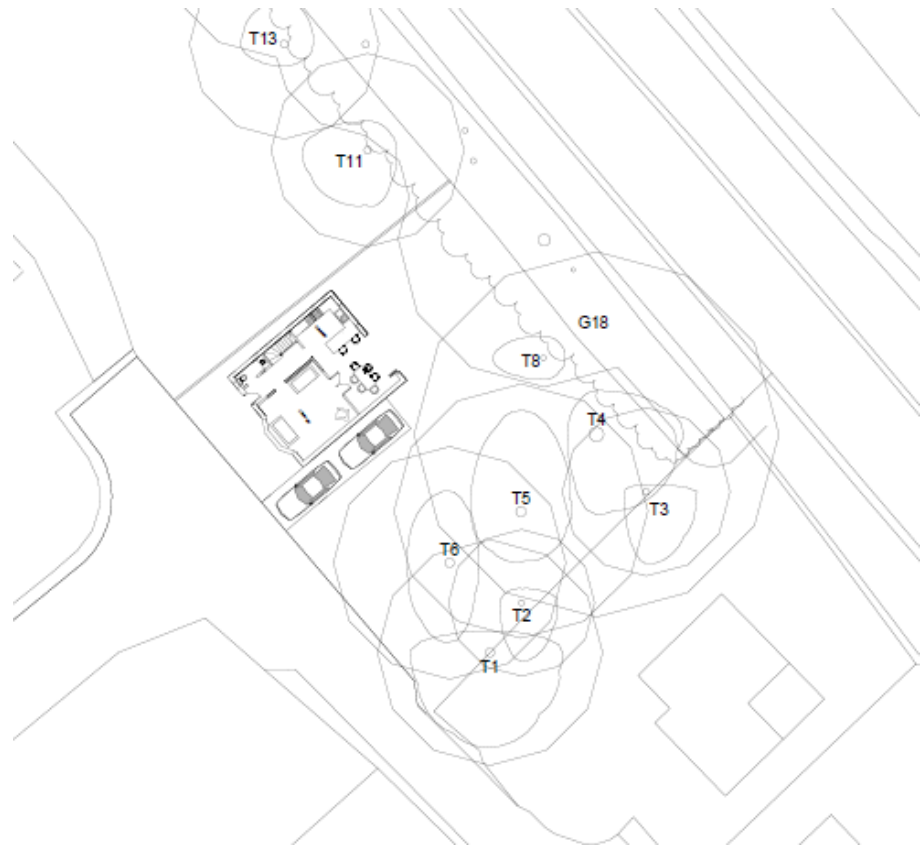
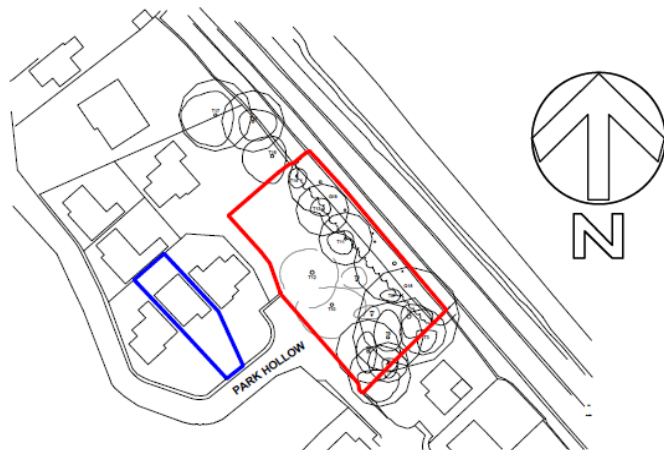
This is covered within the accompanying tree report undertaken by AWA consultants. A total of 17 individual trees and 1 tree group have been identified: 3 trees are retention category 'U' (requiring removal), 4 trees and 1 group are retention category 'B' (retention desirable) and the remaining 10 trees are retention category 'C' (trees which could be retained). The development requires the removal of 7 trees in total: 3 category 'U' trees, 4 category 'C' trees within the footprint of the building (T7, T9, T10 and T12), 2 of which are damaged Sycamores (T7 & T9), and

there are defects T10 and T10 (Maple and Lime) the long-term retention of these trees is therefore compromised. All the site's high value trees are to be retained and protected as part of the development proposals.

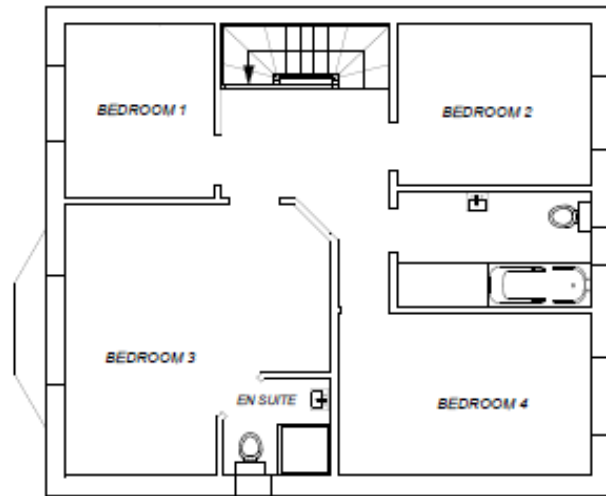
Mitigation:

To mitigate for the loss of the tree removal a comprehensive landscaping scheme of tree and shrub planting is proposed. This includes 8 heavy standard trees and 27 native shrubs the choice of species has the potential secure significant improvement to the overall level of tree cover and biodiversity value of the site.

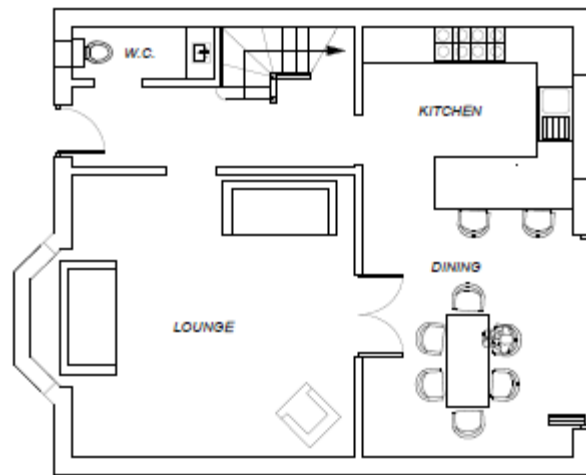
4.0 Plans



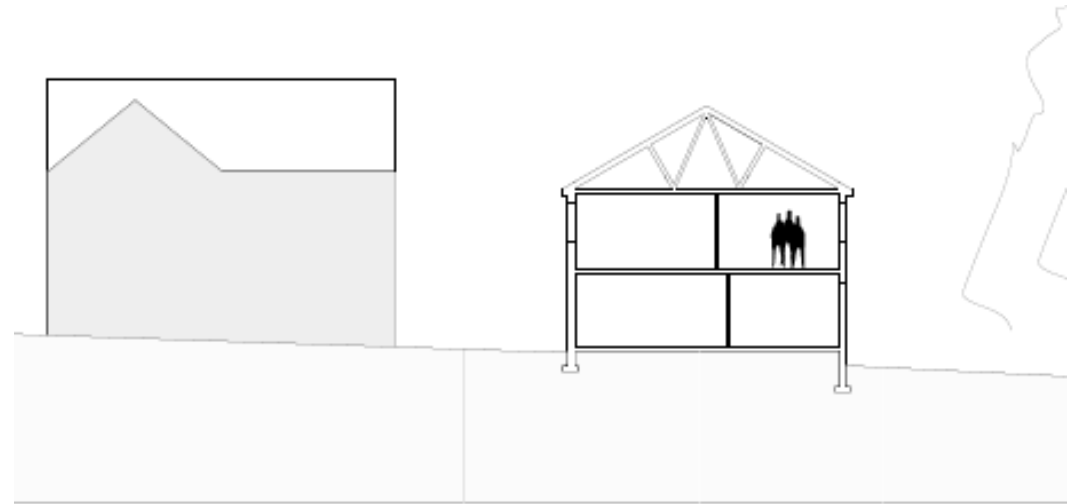
Left: Redline boundary
Above: Block Plan



First



Ground



FRONT

5.0 Landscaping

TREE PLANTING SCHEDULE									
Common Name	Latin Name	Abb.	Form	Age	Girth	Height (cm)	Clear Stem (cm)	Density	No. Required
Small Leaved Lime 'Greenspire'	<i>Tilia cordata</i> 'Greenspire'	ToG	Heavy Standard	3x	12-14cm	400	150	Item	1
Paperbark Maple	<i>Acer griseum</i>	AcG	Heavy Standard	3x	12-14cm	350-400	150	Item	1
Liquidambar styraciflua	<i>Liquidambar styraciflua</i>	LiL	Heavy Standard	3x	12-14cm	350-400	150	Item	1
Silver Birch	<i>Betula pendula</i>	Be	Heavy Standard	3x	12-14cm	400	150	Item	3
Rowan	<i>Sorbus aucuparia</i>	So	Heavy Standard	3x	12-14cm	350-400	150	Item	2
SHRUB PLANTING SCHEDULE									
Common Name	Latin Name	Abb.	Size and Height	Pot Size	Planting Density				No. Required
Hazel	<i>Corylus avellana</i>	Ca	1 to 2m	B.R	Specimens	na	na	na	11
Hawthorn	<i>Crataegus monogyna</i>	Cr	1 to 2m	B.R	Specimens	na	na	na	11
Field Maple	<i>Acer campestre</i>	AcC	1 to 2m	B.R	Specimens	na	na	na	5



6.0 Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications/appeals to be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise.

The Statutory Development Plan includes:-

- Barnsley Local Plan adopted January 2019

The Local Plans allocation Map designates the site as being within the Urban Fabric which is land within the settlement with no specific allocation. The site is not within a Conservation area but borders dedicated Green Space to the north, it also falls within a larger Nature Improvement Area.

Local Plan Map:



In recognition of the sites allocation the following local planning policies are considered to be of most relevance to the determination of the proposals:

Local Plan Policies

GD1 – General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

D1 – High Quality Design and Place Making – Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T4 – New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

LG2 - The Location of Growth - Prioritises development of new homes within Principal towns which includes Wombwell.

H1 - The Number of New Homes to be Built - The Local Plan seeks to achieve the completion of at least 21,546 net additional homes during the period 2014 to 2033.

H2 - The Distribution of New Homes - Identifies that Wombwell will accommodate 10 of the Barnsley's anticipated new housing across the plan period. This equates to approximately 2069 new homes.

H4 – Residential Development on Small Non-Allocated Sites – Proposals for residential development on sites below 0.4HA will be allowed where the proposal complies with other relevant policies in the plan.

H6 - Housing mix and Efficient Use of Land - Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. A density of 40 dwellings per hectare net will be expected in Urban Barnsley and Principal Towns and 30 dwellings per hectare net in the villages.

H8 – Housing Regeneration Areas – In lower value housing sub markets a range of housing market regeneration programmes will be supported aimed at the renewal of poor housing and the revitalisation of neighbourhoods and communities. Wombwell is considered a lower value sub market and support may include encouraging sustainable housing growth to support creation of an overall balanced housing market as well as addressing the density and mix of housing types and tenures.

CC1 - Climate Change - Seeks to reduce the causes of and adapt to the future impacts of climate change.

CC2 - Sustainable Design And Construction - Development will be expected to minimise resource and energy consumption through the inclusion of sustainable design and construction features, where this is technically feasible and viable.

CC3 - Flood Risk - Seeks to reduce the impact of flooding from development.

CC4 - Sustainable Drainage Systems (SuDS) - Promotes the use of SuDS on both major and minor development. Identifies that planning applications should be supported by a detailed drainage plan.

CL1 – Contaminated and Unstable Land – Where future users or occupiers of a development would be affected by stability issues proposals must be accompanied by a report which shows that investigations have been carried out to work out the nature and extent of the stability issues and the possible effect they may have on the development and its future users. Dependent on the results of the report, a set of detailed measures should be provided to allow the development to go ahead safely by addressing land stability issues resulting from former coal mining activities.

Poll1 - Pollution Control and Protection - Does not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.

BI01 - Biodiversity and Geodiversity - Development is expected to conserve and enhance biodiversity and geological features by; Protecting and improving habitats, maximising biodiversity value in and around new developments, conserving and enhancing local character, following national mitigation hierarchy, protecting ancient and veteran trees encouraging enhancements.

Supplementary Planning Guidance

The following LDF Supplementary Planning Documents have now been adopted which are relevant to the proposal:-

‘Designing New Residential Development’ sets out the standards that will apply to the consideration of planning applications for new housing development.

‘Parking’ states that the parking standards for new housing development. It stipulates that 2 parking spaces shall be provided for 3 bed dwellings and above.

The South Yorkshire Residential Design Guide has been adopted as a best practice guide by the Council and covers issues relating to sustainability, local distinctiveness and quality in design and is underpinned by the principles in the CABE ‘Building for Life’ scheme.

NPPF

The National Planning Policy Framework (NPPF), came into force on 27 March 2012 and was recently revised in February 2019. It is a material consideration in planning decisions. At the heart of the NPPF is a presumption in favour of sustainable development, and the policies, taken as a whole, constitute the Government’s view on what sustainable development in England means in practice for the planning system.

There are three dimensions to sustainable development, which include an economic role (contributing to building a strong, responsive and competitive economy), a social role (providing the supply of housing required to meet the needs of present and future generations) and an environmental role (which includes minimising waste and pollution).

Permission should therefore be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Relevant Chapters Include:

Chapter 5 - Delivering a sufficient supply of homes
Chapter 8 - Promoting healthy and safety communities
Chapter 11 - Making effective use of land
Chapter 12 - Achieving well-designed places
Chapter 14 - Meeting the challenge of climate change, flooding and coastal change
Chapter 15 - Conserving and enhancing the natural environment
Chapter 16 - Conserving and enhancing the historic environment.

7.0 Planning History

Historic

B/00/0268/WW - Erection of a detached house with double garage -
Refused 11/04/2000 - Refused

2012/0994 - Crown lift up to 40% 4 Sycamore trees, 6 Lime trees and 2
Acers trees within TOP 7/1993 - refuse 14/01/2013

2014/0266 - Erection of 2no. detached dwellings - 20/05/2014 - Refused

2014/1196 - Erection of 2 no. dwellings - 01/12/2014 - Refused

8.0 Assessment

The proposals detailed within the application have been amended significantly in comparison to the scale and form of previous refusals at the site. In light of this, and the recent adoption of the Local Plan, it is considered that there has been a material change in circumstance to warrant a favourable appraisal of the proposals. The relevance of the sites planning history should therefore be afforded little weight to the assessment process.

Prior to the submission of the application the applicant engaged in pre application discussions with the Local Planning Authority, the subsequent advice which was issued raised concerns over the impact of the development on TPO trees. This statement is prepared to provide a justification as to how these concerns have been addressed and why planning approval should be granted.

Principle:

The site is located within an established residential area and this is reflected by its allocation as Urban Fabric within the Local Plan.

Urban fabric is a designation which acknowledges that land is located within the urban boundary. The LPA acknowledges that within such areas new development is acceptable in principle where it complies with the predominant use of the area, and where the proposed use would not compromise, or lower the amenity of uses within the locality.

Paragraph 59 of the NPPF identifies that The governments objective is to; 'significantly boost the supply of homes'. Whilst only a modest contribution would be achieved the proposals would nonetheless add to the local supply of housing. In addition the opportunity to develop individual plots is also aligned to the Governments commitment to promote self-build housing.

Paragraph 68 identifies that 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'.

Local Plan Policy LG2 'The Location of Growth' prioritises development within Barnsley Boroughs Principal Towns, this includes Wombwell. Policy H2 'Distribution of New Homes' identifies that Wombwell should

accommodate 10% of the Plan Periods Housing growth. Policy H4 identifies the opportunities that small unallocated sites can make to meeting housing growth targets.

Sites within the Urban Fabric are invariably sustainable given they are within established communities where people already live with direct access to transport, employment, services and amenities. Policy H4 recognises that developing such sites reduces the need to provide new sites outside settlement boundaries. The proposals would utilise an existing asset and contribute to the range and choice of housing within the locality. It should therefore not be disputed that the resultant contribution to housing supply is compatible with the objectives of local policies LG2, H2 and H4, as well as guidance on decisions to be taken on housing supply and growth contained within the NPPF.

Further to the above, the proposal represents a form of good quality aspirational family accommodation which would also achieve regeneration benefits inline with objectives of policy H8 which identifies Wombwell as a Housing Regeneration Area.

The principle in land use terms is considered to meet the expectations of the Development Plan.

Tree loss:

The pre-application advice which was issued by the LPA raised concerns over the impact upon protected trees. The concerns were focused upon the following issues:

- Immediate loss of protected trees to the development
- Pressure on the future removal of retained protected trees

The above matters were raised by the LPA's arboricultural officer, these were supported by the Planning Officer but were not assessed against other planning merits, including that of the mitigation planting which has been proposed. Local Plan and National planning policies elude that where the impacts of development can be appropriately mitigated then planning permission should be granted.

Paragraph 38 of the NPP states that; 'Local Authorities should approach decisions on proposed development in a positive and creative way' Furthermore it states that 'Decision-makers at every level should seek to approve application for sustainable development where possible'.

A full Arboricultural Report and Impact Assessment has been prepared in support of the planning application. The provides a comprehensive assessment which is significant to the decision making process and overall planning balance. The conclusion is that the removal of the 7 trees can be adequately mitigated by the proposed landscaping strategy, which in the long-term would also secure improved tree cover through an increase in tree numbers and with this the overall biodiversity value at the site.

It is identified that the trees which would be removed are either category 'U' trees which require removal or are of a lower category 'C' value. These trees are part of a much larger group order, the collective of which provides amenity value and a clear buffer/corridor between Park Hollow and Valley Way. Looked at subjectively it is clear that the trees to be removed have a limited influence on the wider group value. Their loss can be tolerated as they would not result in a loss of high amenity specimen or a significant level of tree cover when viewed in the context of the wider group that would be retained. The mitigation provides a sufficient safeguard to not only compensate for this loss but more importantly to add significant amenity value to the existing tree group that is retained. A planning condition can ensure that these works are secured, and subject to this provision it is held that no there can be no

demonstrable adverse impact on the local amenity as a result of the associated tree works.

The replacement trees can be covered in the same group TPO as those trees which would be removed. Any works to these or trees within the wider group would therefore be subject to the approval and control of the LPA. To suggest that there would be future pressures is considered to be an unreasonable judgement and the assessment within the Arboricultural report is that;

'the design proposals avoid excessive shading, and give adequate provision for future tree growth'.

The replacement planting scheme identified on drawing ref AWA2624 demonstrates that a good standoff distance would be achieved between the proposed dwelling, replacement trees and planting in addition to existing trees. The relationship would also be comparable to that of many properties within the Park Hollow estate, this would include the neighbouring property no.11 which shares a boundary to the protected woodland and backs onto Valley Way in an amenable manner.

The development proposed represents a viable opportunity to maximise the potential of a largely underutilised plot and improve the long-term tree cover and species diversity of the site. It is noted that removal works to higher value trees have been undertaken at other properties within Park Hollow and also at Park Street Nursing Home without the level of mitigation that is proposed by this application. The proposals should be considered in a similar and consistent context.

The principle of the residential development in land use terms should be viewed as acceptable in that the proposals can secure an adequate level of tree planting mitigation.

Design:

The NPPF requires development to always seek a high quality of design, this is summarised in paragraph 124 which states: " The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities" Further to this, and applicable to the consideration of a sustainable led development

paragraph 131 states: "In determining applications, great weight should be given to 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".

Policy D1 states new development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley. This can be achieved by development responding positively to the character, local distinctiveness and form of its surroundings. New developments should be responsive to their context and be visually attractive as a result of good architecture and appropriate landscaping.

The siting of the property has been considered carefully to reduce the impact upon the protected tree group and ensure that higher amenity specimens can be retained. The proposals represent a balanced approach between minimising direct impact and maximising opportunities for landscaping enhancement.

The retention of mature trees within the curtilage of the dwelling would immediately give a more established appearance to the dwelling with the context of the street scene.

In a similar vein to the siting the design of the dwelling has been approached in a rational manner drawing upon the established character and context of the locality in terms of the mass, siting, materials and landscaping of properties..

The proposal comprises of the erection of a single detached 4 bedroom detached dwelling. The property would be of a traditional two storey pitched roof construction with a ground floor bay window and landscaped gardens.

The proposals has been carefully crafted to create a quality property which harmonises with the surrounding housing stock. The draws on materials and architectural detailing that is prevalent with the surrounding area. This detailing is evident through the simple but well considered elevation detailing, which is sympathetic to appearance, and form of dwellings within the locality.

Key features that aid the assimilation of the dwelling within the plot include:

- Ridge height and overall scale directly comparable to established dwellings within the Park Hollow Estate;
- Property frames the highway providing an active frontage and natural surveillance to the street scene;
- Siting would be consistent with the established building line of neighbouring properties;
- The spacing distance between the proposed dwelling and neighbouring dwellings and TPO trees reflects the prevailing character of the established estate;
- No overlooking to neighbouring properties would occur;
- Parking is integrated within the curtilage, the 2 vehicle spaces would be discreetly accommodated to the side of the property

thereby not dominating the frontage or appearance of the Street Scene;

- Architectural features, fenestration and materials are consistent with other properties;
- Depth of the plot allow for good levels of light to serve the rear garden
- Landscaped private gardens of equal proportions to neighbouring properties would be provided to the front, side and rear of the dwelling;
- Proposed landscaping and tree planting strategy would improve overall tree cover and diversity to the benefit of amenity

The proposal would meet sustainability criteria insofar as it:

- Represents efficient redevelopment of otherwise underutilised site.
- Is a sustainable location which is served with immediate access to services and public transport directly on hand within Wombwell
- Would contribute to the supply of housing within a dedicated housing Regeneration Areas
- Would improve long-term tree cover and overall biodiversity value at the site

In recognition of the above, it is asserted that the dwelling responds positively to the context and landscape character of the local area, in terms of its layout, scale and appearance. The design achieves good standards of amenity, privacy, safety/security for both future occupants and existing neighbouring properties alike. The approach is considered to be inherently sustainable, and as such adheres to the provisions Local Plan Policy D1 'High Quality Design and Place Making'.

Amenity:

The design of the dwellings has been informed by the need to achieve appropriate levels of amenity for the occupants whilst not adversely affecting that of existing residents.

The property follows established building lines so would have a typical relationship to that of neighbouring properties with regard to the its interface with the street scene. The property would not share a rear boundary with other dwellings and levels of privacy, outlook and light would be retained.

The property would have large enclosed private enclosed rear gardens which are commensurate to meeting the needs of family accommodation.

With regard to proposed accommodation itself, the dwellings would exceed minimum internal spacing standards that are recommended within the South Yorkshire Residential Design Guide. The accommodation is of a good overall size measuring over 130sqm in area with excellent levels of outlook and light.

In addition to this the close proximity of the site to existing transport links, nearby local amenities and employment opportunities across Wombwell and Manver's creates an attractive residential location to meet the aspirations of future occupiers.

Access:

Local Plan Policy T4 'New Development and Transport Safety' requires new development to be designed and built to meet the needs of all transport users within, and surrounding the development, with safe, secure, and convenient access and movement.

Park Hollow is a fully adopted highway which has no known capacity or safety issues. The properties parking would be accessed via a standard dropped crossing from the carriageway, a 2m x 2m pedestrian inter-visibility splay can be safeguarded at this junction. The scale of development dictates that traffic movements would be light and infrequent and would therefore not represent an intensification of use which would compromise safety.

Public Transport is also immediately on hand with bus stops located just off Park Hollow along Park Street. The site is also within a manageable walking distance to Wombwell train station along with the relevant services within the town centre. This immediate access to the transport network equates to a highly sustainable location, access to the accommodation would therefore not necessarily need to be car dependent. The ready availability of public transport highlights the sites sustainable credentials and this should be looked on and applied favourably in the circumstances of the applicant.

Drainage:

Local Plan Policy CC4 require that developments should be drained in such a way as to avoid, mitigate or reduce the impacts of climate change, including reducing run-off rates through sustainable drainage systems.

The application site lies within Flood Zone 1, where there is the lowest risk of flooding from fluvial sources and the principle of residential development is satisfactory from a flood risk perspective.

Foul and Surface water will be treated on separate systems within the site which can be secured by a planning condition. Permeable paving can be used for all hard surfaced areas and fall pipes can connect to rain water harvesting. Further conditions can be applied to ensure that the requirements of policy CC4 can be met.

Ecology :

The biodiversity value of the site could be enhanced as part of the landscaping proposals to be approved by condition. To meet the requirements of policy CSP36 this should include locally native species to benefit and maintain wildlife connectivity.

Further mitigation measures can include recommendations for the timing of works, the methods of working, and the retention, maintenance and enhancement of existing habitats/habitat creation measures. Collectively, as a result of the intervention of the mitigation measures, any perceived negative ecological impacts predicted can be appropriately addressed to achieve a positive outcome.

9.0 Conclusion

The site is allocated as Urban Fabric within the Barnsley Local Plan. Residential development would be wholly compatible with this allocation and the established suburban character of the Park Hollow locality.

The LPA's principle concern relates to the associated loss of amenity from the removal of protected trees. The Arboricultural Impact Assessment of the sites protected trees has identified these to be of a lower value with a limited contribution to the overall value of the larger woodland group.

The design and siting of the dwelling ensures that the loss trees can be appropriately mitigated through the replacement planting that is proposed. This planting would in turn improve species diversity and improves overall tree cover within the area as it matures. The relevance of this mitigation should be given significant weight to the balancing exercise.

On the provision that the planting mitigation is secured by a planning condition it is not considered that the development would have a demonstrable harmful impact upon the amenity or character of the area. The impact of the loss of the existing trees should be considered as neutral in lieu of the mitigation strategy which is proposed.

The proposed dwelling would assimilate successfully into the street scene by reason of its design and also its landscaping. The dwelling would provide an attractive infill development that would ensure living conditions and overall standards of residential amenity are provided and maintained to an acceptable level, both for new, and existing residents in the locality alike whereby appropriate standards of mutual privacy, light and outlook would be achieved.

This statement has identified that the proposed Development would be consistent with guidance provided at a national level in the NPPF as well as the Local Plan policies in relation to land use compatibility, residential amenity, highway safety, drainage and ecology matters.

The proposal is consistent with NPPF Paragraph 59 confirms the Government's objective of boosting significantly the supply of housing and is a material consideration of great significance. In addition to this paragraph 68 gives great weight to the benefits of using suitable sites within existing settlements. The proposals would be aligned to these objectives and also contribute to housing supply within an identified Principal town, in full accordance with the spatial strategy promoted by policies LG2 and H2 of the adopted Local Plan.

The site is located within a sustainable location as demonstrated by its accessibility and relationship to services within Wombwell. There is established precedence for new residential development within including infill plots along Park Hollow. The LPA has also accepted that in some circumstances protected Trees can be lost in lieu of replacement planting.

Therefore in accordance with the NPPF, in the absence of any adverse impacts which would significantly and demonstrably outweigh the benefits of the use it is hoped that the Local Planning authority support this application.
